

April 14, 2016 - Planning Commission Meeting
Agenda Item #6

Subject

PDMU-15-23(Z)(G) - Lakewood Ranch Commerce Park, LLC/Lakewood Ranch Business Park - DTS20150394 - MEPS505 - Quasi-Judicial - Branden Roe

Briefings

None

Contact and/or Presenter Information

Presenter:

Branden Roe, Planner, 941-748-4501 ext. 6863

Contact:

Bobbi Roy, Planning Coordinator, 941-748-4501 ext. 6878

RECOMMENDED in Open Session by
Manatee County Planning Commission
[April 14, 2016](#)

Action Requested

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-15-23(Z)(G); and APPROVAL of the General Development Plan with Stipulations 1-16; as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- Ms. Darendia Marvin, AICP, Grimes Goebel Grimes Hawkins Gladfelter & Galvano, P.L., agent for the property owner, is requesting approval of a rezoning from Planned Development Industrial to the Planned Development Mixed Use and a General Development Plan for 33 non-residential mixed use lots.

- The GDP site is approximately ±111.14 acres located on the northwest quadrant of 44th Avenue East and Lakewood Ranch Boulevard.
- The parcel is located in the IL (Industrial Light) Future Land Use Category. Surrounding uses include single family residential, commercial, public safety (East Manatee Fire Rescue District HQ), and the Lena Road Land Fill.
- Maximum intensity: 1,006,236 square feet of non-residential development.
- The necessary infrastructure for the project has been completed to accommodate the development and lots that resulted from the original rezone and subsequent subdivision plats.
- ±33.18 acres (29%) are proposed for open space; 25% is required.
- Staff recommends approval.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email on 3/17/2016.

Reviewing Attorney

Schenk

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Maps - Future Land Use, Zoning and Aerials - Lakewood Ranch Business Park - PDMU-15-23\(Z\)\(G\) - 20150394 - 505.pdf](#)

Attachment: [Staff Report - Lakewood Ranch Business Park - PDMU-15-23\(Z\)\(G\) - 20150394 - MEPS505 - 4-14-16 PC.pdf](#)

Attachment: [Table 4-7. Schedule of Uses - Lakewood Ranch Business Park \(PDMU-15-23\(Z\)\(G\)\).pdf](#)

Attachment: [Zoning Disclosure Affidavit - Lakewood Ranch Business Park - PDMU-15-23\(Z\)\(G\) - 20150394 - MEPS505.pdf](#)

Attachment: [Affidavit of Publishing - Lakewood Ranch Business Park - PDMU-15-23\(Z\)\(G\) - 20150394 - Meps505 - Bradenton Herald Line - 4-14-16 PC.pdf](#)

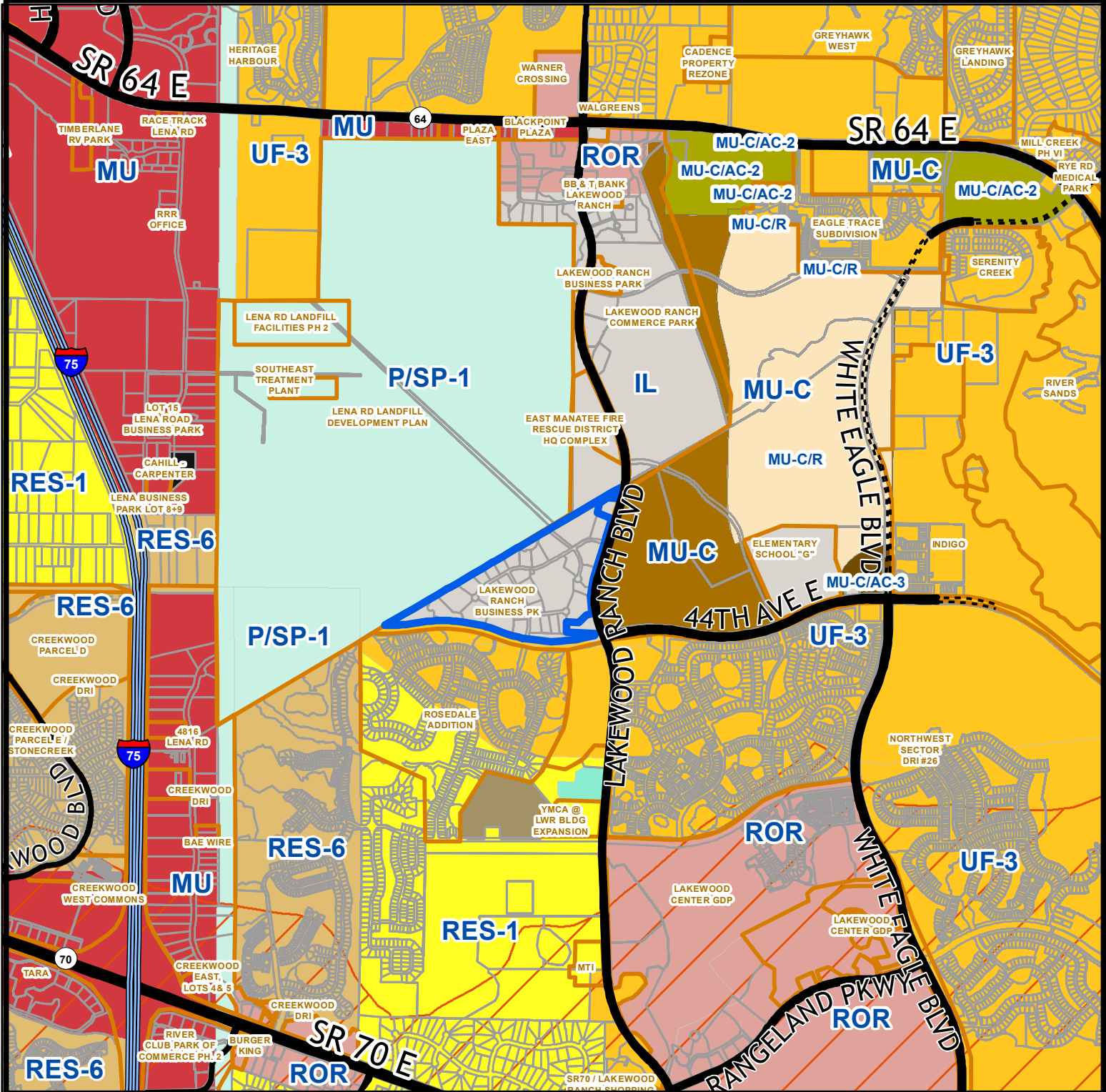
Attachment: [Affidavit of Publishing - Lakewood Ranch Business Park - PDMU-15-23\(Z\)\(G\) - 20150394 - MEPS505 - Sarasota Herald Tribune Line - 4-14-16 PC.pdf](#)

Attachment: [General Development Plan - Lakewood Ranch Business Park - PDMU-15-23\(Z\)\(G\) - 20150394 -](#)

Manatee County Government Administrative Building
1112 Manatee Avenue West, First Floor Chambers
April 14, 2016 - 9:00 a.m.

[MEPS505.pdf](#)

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Lakewood Ranch Business Park
 Project #: PDMU-15-23 (Z)(G)
 DTS#: 20150394
 Proposed Use:

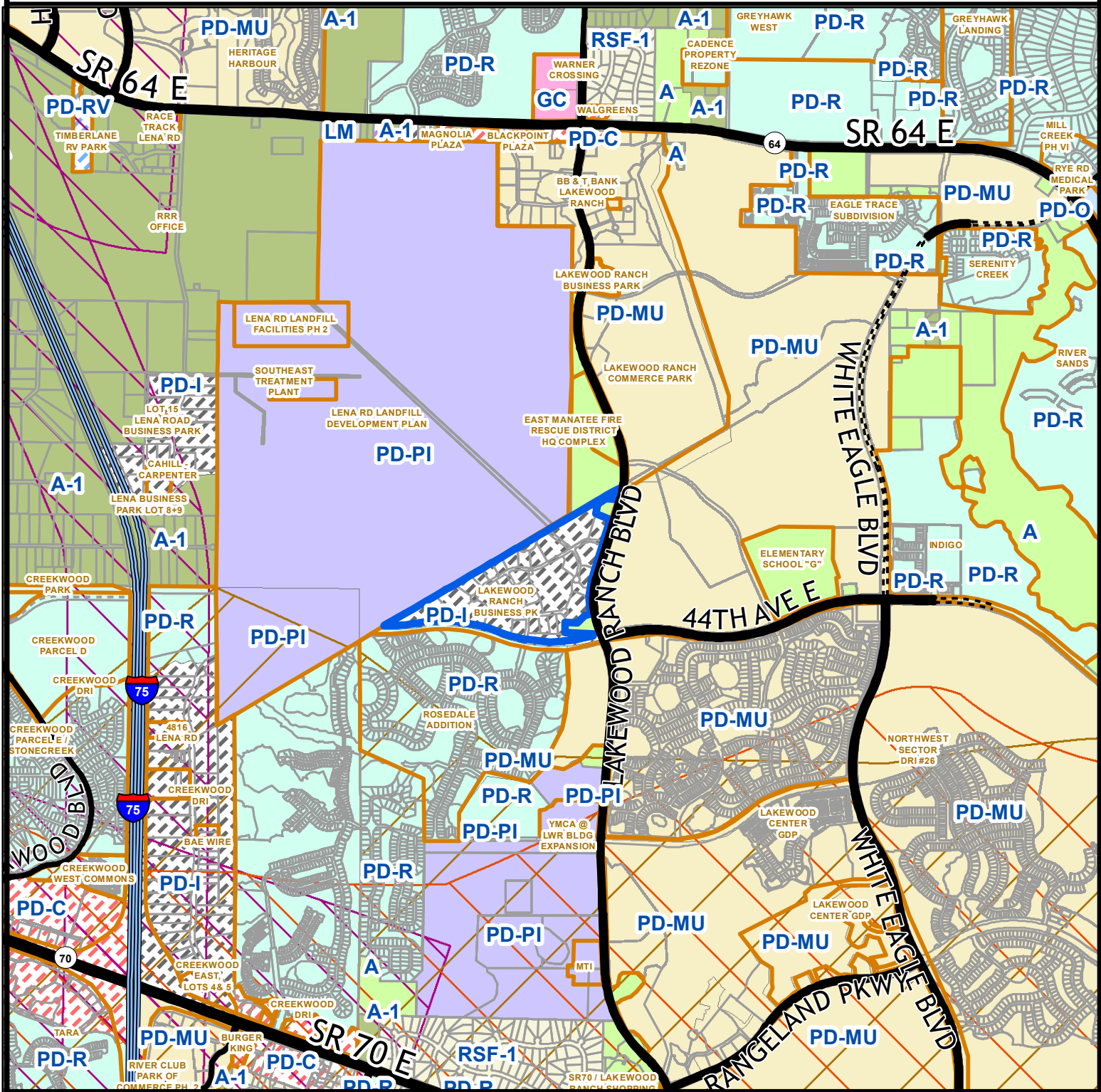
S/T/R: Sec 7,6 Twn 35 Rng 19
 Acreage: 111.7
 Existing Zoning: PD-I
 Existing FLU: IL
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: CYPRESS STRAND
 Commissioner: Vanessa Baugh

Manatee County
 Staff Report Map
 Map Prepared 3/4/2016
 1 inch = 2,547 feet



ZONING



Parcel ID #(s) Multiple

Project Name: Lakewood Ranch Business Park
Project #: PDMU-15-23 (Z)(G)
DTS#: 20150394
Proposed Use:

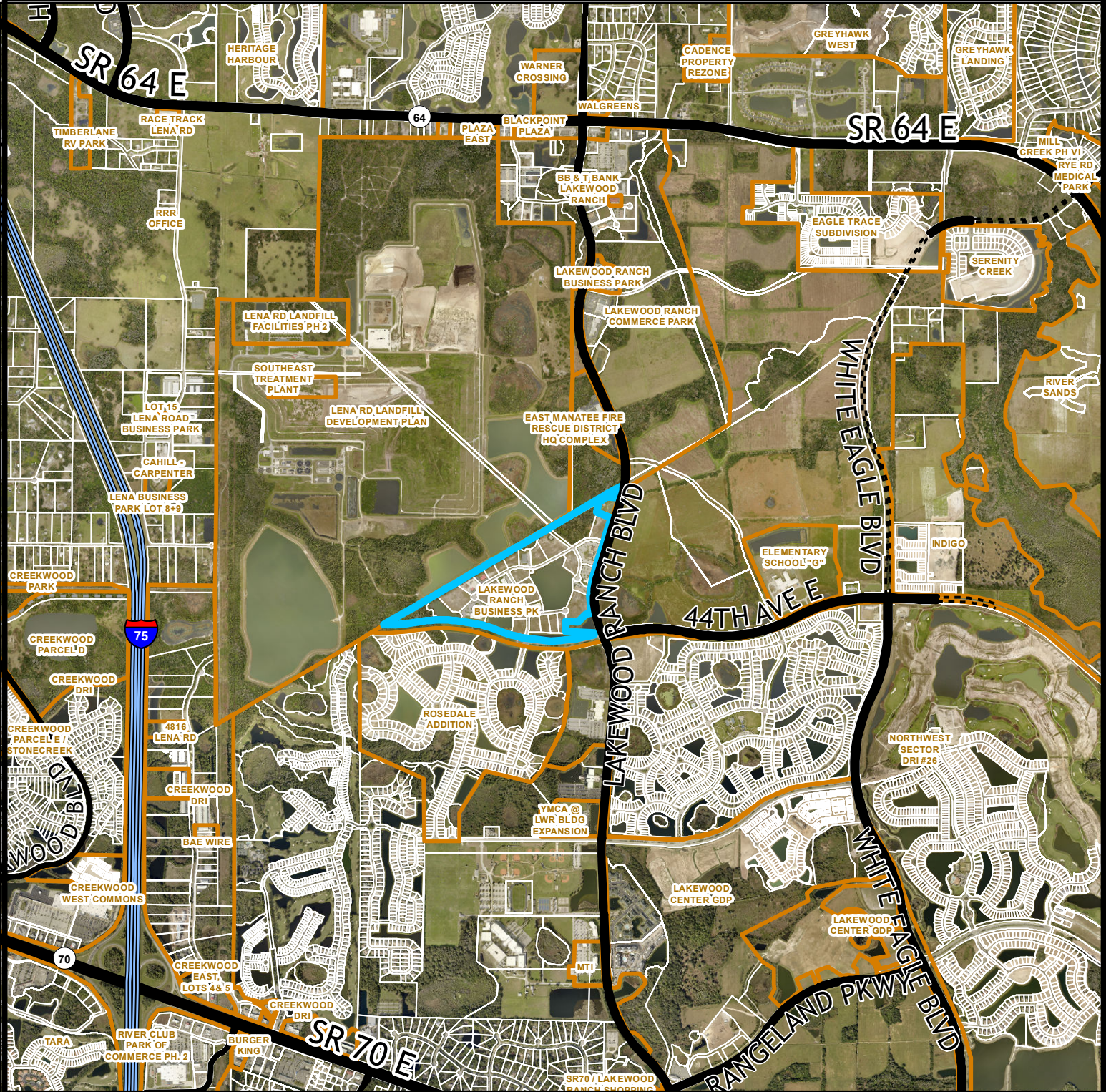
S/T/R: Sec 7,6 Tw n 35 Rng 19
Acreage: 111.7
Existing Zoning: PD-I
Existing FLU: IL
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: CYPRESS STRAND
Commissioner: Vanessa Baugh

Manatee County
Staff Report Map
Map Prepared 3/4/2016
1 inch = 2,547 feet



AERIAL



Parcel ID #(s) Multiple

Project Name: Lakewood Ranch Business Park
 Project #: PDMU-15-23 (Z)(G)
 DTS#: 20150394
 Proposed Use:

S/T/R: Sec 7,6 Twn 35 Rng 19
 Acreage: 111.7
 Existing Zoning: PD-I
 Existing FLU: IL
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: CYPRESS STRAND
 Commissioner: Vanessa Baugh

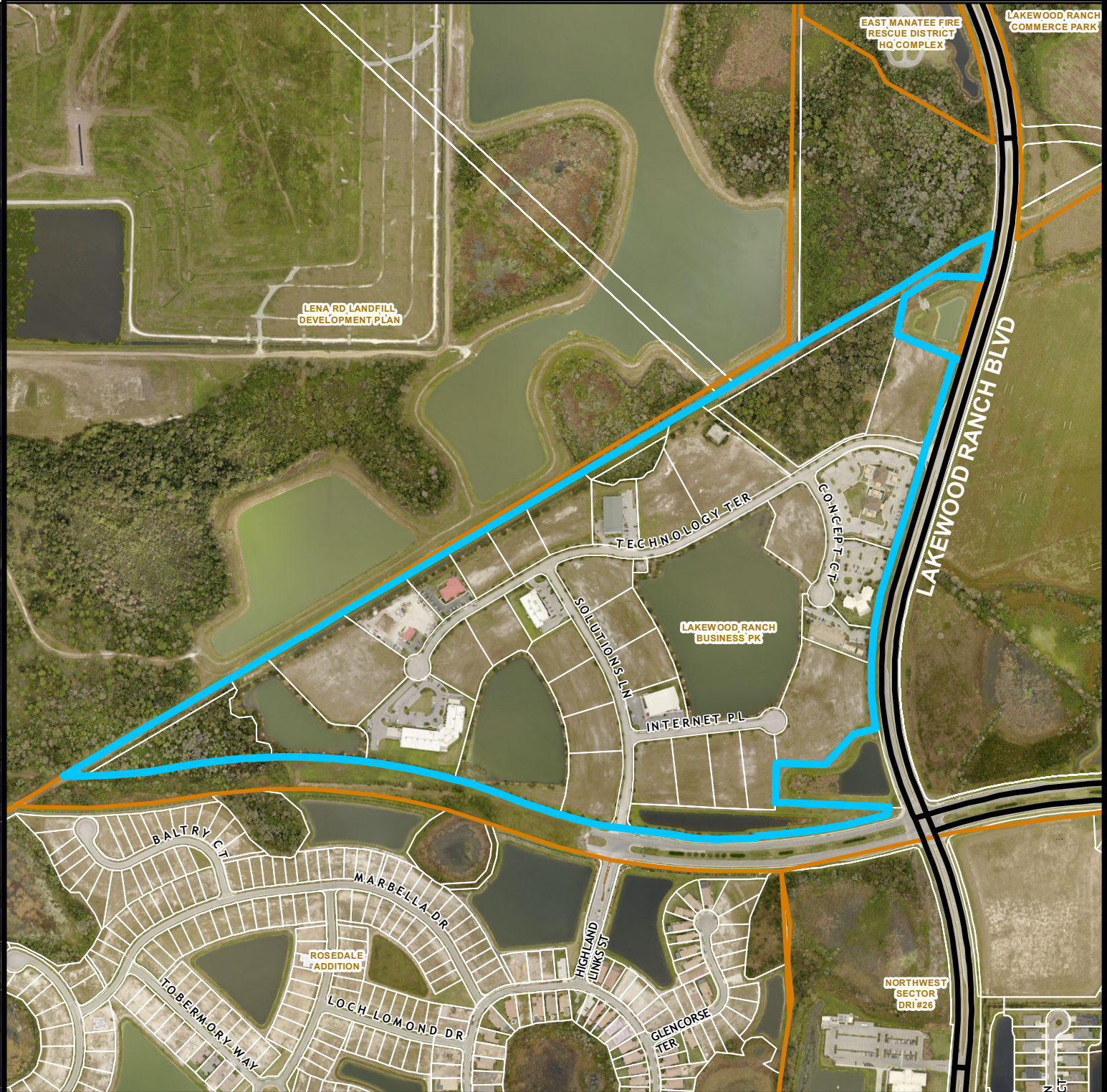
Manatee County
 Staff Report Map

Map Prepared 3/4/2016

1 inch = 2,547 feet



AERIAL



Parcel ID #(s) Multiple

Project Name: Lakewood Ranch Business Park
 Project #: PDMU-15-23 (Z)(G)
 DTS#: 20150394
 Proposed Use:

S/T/R: Sec 7,6 Twn 35 Rng 19
 Acreage: 111.7
 Existing Zoning: PD-I
 Existing FLU: IL
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: CYPRESS STRAND
 Commissioner: Vanessa Baugh



Manatee County
 Staff Report Map
 Map Prepared 3/4/2016
 1 inch = 651 feet

P.C.: 4/14/2016

**PDMU-15-23(Z)(G) – LAKEWOOD RANCH COMMERCE PARK, LLC / LAKEWOOD RANCH
BUSINESS PARK (DTS #20150394/505)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 15-17 as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 111.14 acres of land on the northwest quadrant of 44th Avenue East and Lakewood Ranch Boulevard, (Manatee County), from PDI (Planned Development Industrial) to the PDMU (Planned Development Mixed Use) zoning district; approving a General Development Plan for 33 non-residential mixed use lots; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 04/14/2016

B.O.C.C.: 05/05/2016

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-15-23(Z)(G); and APPROVAL of the General Development Plan with Stipulations 1-16; as recommended by staff.

PROJECT SUMMARY	
CASE#	PDMU-15-23(Z)(G) (DTS #20150394// MEPS # 505)
PROJECT NAME	Lakewood Ranch Business Park
APPLICANT(S):	LWR Commerce Park, LLC
PROPOSED ZONING:	PDMU (Planned Development Mixed Use)
EXISTING ZONING:	PDI (Planned Development Industrial)
PROPOSED USE(S):	33 non-residential mixed use lots
CASE MANAGER:	Branden Roe
STAFF RECOMMENDATION:	APPROVAL with Stipulations
DETAILED DISCUSSION	
<p><u>History</u></p> <p>The property is currently PDI zoned (Planned Development Industrial). The property was rezoned from A (General Agriculture) to PDI (Planned Development Industrial) with a General Development Plan in 2003. The approved plan consisted of a 33 lot subdivision for industrial use containing a maximum of 1,006,236 non-residential square footage. At this time, all necessary infrastructure has been completed to accommodate the development and the lots have been created by recording subdivision plats (PB 50, PG 98 and PB 51, PG 45). Of the 33 lots, only 8 have been developed to date, with a total of 137,786 square feet of non-residential development being built.</p> <p><u>Request</u></p> <p>The request at hand is to rezone the property from PDI to PDMU (Planned Development Mixed Use) to broaden the list of allowable uses in the business park to be more consistent with the existing Future Land Use Category (FLUC). The underlying FLUC is IL (Industrial Light). When comparing the schedule of uses for the PDI and PDMU zoning districts with the range of potential uses established for the IL FLUC in Policy 2.2.1.18.2, the applicant and staff noted that there are a number of appropriate uses which are not allowed in the implemented zoning classification.</p> <p>The FLUC of IL allows a maximum gross residential density of 1 dwelling unit per acre, and a maximum gross floor area ratio of 0.75, 1.0 within the CRA's and UIRA. The applicant is prohibiting residential uses from being allowed within this project. This is noted on the associated General Development Plan, and in Exhibit B: Lakewood Ranch Business Park Schedule of Uses.</p> <p>The business park is accessed from Lakewood Ranch Boulevard and 44th Avenue East.</p> <p>Staff recommends Approval with Stipulations.</p>	

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS	N/A
GENERAL LOCATION	The northwest quadrant of 44 th Avenue East and Lakewood Ranch Boulevard
ACREAGE	111.14± acres
EXISTING USE(S)	33 lot Business Park with various non-residential and vacant lots.
FUTURE LAND USE CATEGORY(S)	IL (Industrial Light)
DENSITY	N/A
INTENSITY	1,006,236 square feet of non-residential
SPECIAL APPROVAL(S)	None Requested
SPECIFIC APPROVAL(S)	None Requested
SURROUNDING USES & ZONING	
NORTH	Lena Road Land Fill, Vacant Land, East Manatee Fire Rescue District HQ Complex, Lakewood Ranch Commerce Park. (FLUC: P/SP-1& IL; Zoning: PD-PI & PD-MU)
SOUTH	Future ROW for 44 th Avenue expansion beyond the entrance to project, Single Family Residential (Rosedale Addition) (FLUC: UF-3 & Res-1; Zoning: PD-R)
EAST	Vacant Land, Gullett Elementary School (FLUC: MU-C & IL; Zoning: PD-MU & A)
WEST	Lena Road Land Fill (FLUC: P/SP-1; Zoning: PD-PI)
SITE DESIGN DETAILS	
SETBACKS	Minimum setback is <u>30 feet</u> from all property lines
OPEN SPACE	33.18 ± acres (29%)
ACCESS	Lakewood Ranch Boulevard
FLOOD ZONE(S)	Project site lies in Zone X, per FIRM Panel 12081C0333E, effective 03/17/2014.
UTILITIES	Water 12" PVC potable water main along Solutions Lane, 16" PVC potable water main along 44th Ave East, 12" PVC potable water main along Technology Ter., 10" PVC potable water main along Concept

	<p>Ct., and 10" PVC potable water main along Internet Pl.</p> <p>Sewer</p> <p>8" PVC sanitary gravity sewer along Solutions Lane, 8" PVC sanitary gravity sewer along Internet Pl, 8" PVC sanitary gravity sewer along Technology Ter., 8" PVC sanitary gravity sewer along Concept Ct., and 6" PVC sanitary force main along Solutions Lane and Technology Ter., 36" DIP and 12" PVC parallel sanitary force main along 44th Ave East.</p> <p>Reclaimed</p> <p>6" PVC reclaimed water main along Solutions Lane, 30" DIP" reclaimed water main along 44 Ave East, 6" PVC reclaimed water main along Technology Ter., 6" PVC reclaimed water main along Concept Ct, and 6" PVC reclaimed water main along Internet Pl.</p>
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage	2.94± acres
Proposed Impact Acreage	No Impacts
POSITIVE ASPECTS	
<ul style="list-style-type: none"> The necessary infrastructure for this project has be completed to accommodate the development and lots that resulted from the original rezone and subsequent subdivision plats (PDI-03-12(Z)(G), PB 50, PG98, and PB 51, PG 45 respectively). The list of allowable uses, as voluntarily proposed by the Applicant on the Schedule of Uses in Exhibit B is consistent with the underlying existing Future Land Use Category of IL (Industrial Light). 	
NEGATIVE ASPECTS	
<ul style="list-style-type: none"> The PDMU District allows for residential uses which may be incompatible with the proposed non-residential uses for the lots. 	
MITIGATING MEASURES	
<ul style="list-style-type: none"> The applicant has prohibited residential uses from being allowed in the project area (see attached Exhibit B) 	
STAFF RECOMMENDED STIPULATIONS	
<ol style="list-style-type: none"> The roadway buffer shown along Lakewood Ranch Boulevard and 44th Avenue East extension frontages shall be 25 feet in width and planted with three rows of canopy and understory trees, with at least 3 canopy, 3 understory trees and 33 shrubs, per 100 linear feet of frontage. Buffering along the southern property line adjacent to the dedicated right-of-way shall be as if it were a roadway buffer. (Completed) 44th Avenue East shall be constructed by the applicant from Lakewood Ranch Boulevard to 100 feet west of the westernmost project entrance. This shall be completed or bonded concurrent with the first Final Plat approval for any portion of the project adjacent to the right-of-way. Dedication of the right-of- 	

way for the entire length of the southern property line of the project shall be concurrent with the first Final Plat approval for any portion of the project. Prior to the dedication of the right-of-way for 44th Avenue East, the Environmental Management Director and Transportation Director shall assure that the proposed dedication assures that the ultimate alignment considers the avoidance and minimization of wetland impacts, both on and off-site. This may require the right-of-way to be relocated and the site plan modified. The Final Site plan shall show the chosen alignment. **(Completed)**

3. Prior to Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (e.g. 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 the appropriate remediation or mitigative measures. **(Completed)**
4. A Wetland Buffer Restoration Plan shall be submitted to the EMD for review with the Final Site Plan. The plan shall include both supplemental plantings and ongoing removal of exotic nuisance vegetation. **(Completed)**
5. The developer shall provide signs adjacent to wetland buffers/conservation easements indicating that the area is a "Conservation Area," as required pursuant to Section 719.11.1.3.3 of the Land Development Code. The type and location of such signs shall be shown and approved by the EMD with the Final Site Plan. **(Completed)**
6. Prior to Certificate of Occupancy/Final Plat approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County in accordance with Section 719.11.1.3 of the Land Development Code. **(Completed)**
7. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to the first Certificate of Occupancy issuance or Final Plat approval, in accordance with Section 715.4 of the Land Development Code. **(Completed)**
8. The access easement used for the cell tower on Lot 2, Block B shall be terminated prior to the issuance of a Certificate of Occupancy for development on that lot.
9. The Preliminary Plat shall have the lots numbers in the lot and block format in accordance with the Land Development Code. **(Completed)**
10. No residential, resource recovery facilities or heavy industrial uses shall be allowed.
11. A Preliminary and Final Site Plan for the subdivision shall be required. This plan shall include maximum square footages and FARs for the lots, landscape and irrigation plans, drainage, and other common elements for the overall subdivision. **(Completed)**
12. The maximum height allowed is 45 feet. Buildings exceeding 35 foot in height shall be setback an additional foot from the property line for each foot in height over 35 foot.
13. Signed and notarized Adverse Impacts Statements shall be provided for each individual lot at the time that the Final Site Plan is submitted for that lot.
14. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots.
15. If at the time of approval of the first Final Site Plan the County has plans for a reclaimed water line along Lakewood Ranch Boulevard or 44th Avenue East, and such lines are subject to funding commitment, dry lines for hookup to future re-use lines shall be provided for the entire subdivision, for both common area irrigation and single lot irrigation. **(Completed)**
16. The developer shall install a traffic light at the intersection of Lakewood Ranch Boulevard and 44th Avenue East. The Developer will be responsible for all costs and installation. Light installation shall be

when requested by Manatee County. The light shall not be required by Manatee County until the road is constructed. (Completed)				
REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED				
No remaining issues.				
COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
Roadway Buffers	Note 17 on GDP Cover Sheet	Y		Note 17 on GDP Cover Sheet
Buffer landscaping	Note 17 on GDP Cover Sheet	<u>Y</u>		Note 17 on GDP Cover Sheet
Note: Buffers have been installed and completed, any future buffers that may be required as individual lots are developed will be addressed at the time of individual lot development review.				
SIDEWALKS				
5' internal sidewalks	5'	Y		Note 21 on GDP Cover Sheet, along one side of all proposed roads.
5' exterior sidewalk – 44 th Ave East	5'	Y		Note 21 on GDP Cover Sheet
Note: Sidewalks are installed in all common areas and on completed lots, remaining sidewalks will be installed as individual lots are developed.				
ROADS & RIGHTS-OF-WAY				
24' paved roadways	24'	Y		Note 20 on GDP Cover Sheet

COMPLIANCE WITH THE LAND DEVELOPMENT CODE General Development Plan (GDP) Review Criteria (LDC Section 321.3) Criteria for Zoning Map Amendments (LDC Section 342.3) General Design Requirements for all Planned Development Site Plans (LDC Section 402.6) PDMU – Planned Development Mixed Use Standards (LDC Section 402.16)				
321.3. General Development Plan (GDP) Review Criteria: Based upon staff review, the proposed plan has meets the requirements and regulations put forth in the Comprehensive Plan and the Manatee County Land Development Code, including requirements for the PDMU zoning district contained in Chapter 4 of the LDC.				
342.3. Review Criteria for Zoning Map Amendments A) Compatibility with the existing development pattern and the zoning of nearby properties. A substantial amount of nearby land is zoned PDMU (east and north), and the proposed combination of zoning and future land use (PDMU and IL, respectively) is identical to the Lakewood Ranch Commerce Park located just east of north from the subject property. The surrounding development pattern and uses represent a mixture of uses as residential, non-residential, institutional and public facility development exists.				
B) Changes in land use or conditions upon which the original zoning designation was based. In the time that has elapsed since the property was originally rezoned to PDI (2003), the development pattern has changed with a significant increase in residential development, and the subsequent shift in non-residential development needs and expectations.				
C) Consistency with the current Comprehensive Plan. A review of the allowable uses under the existing PDI zoning designation and the uses				

appropriate under the IL Future Land Use Category results in a more limited schedule of non-residential uses. In comparing the schedule of uses outline in Table 4-7 for the PDI and PDMU zoning districts it is determined that the range of uses permitted in the PDMU district is more consistent with the underlying Future Land Use Category. Additionally, the request at hand is consistent with other Comprehensive Plan Goals, Objectives and Policies.

D) Conflicts with existing or planned public improvements.

The proposed rezoning of the property from PDI to PDMU does not conflict with any existing or planned public improvements.

E) Availability of public facilities, based upon the consideration of the following factors:

- (1) Impact on the traffic characteristics related to the site, specifically trip generation potential.**
- (2) Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and serves are adversely affected.**
- (3) Impact on public facilities planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.**

The proposed changes will not adversely affect traffic patterns or congestions, and will not permit residential uses. As such none of the changes will impact sufficiency of public facilities identified to support the project. Additionally, the project has a valid CLOS certificate that applies to the remaining development which addresses public facilities.

F) Health, safety or welfare of the neighborhood and County.

The proposed rezone will not impact the health, safety or welfare of the neighborhood or the County as a whole.

G) Conformance with all applicable requirements of [the] Code.

The proposed rezone and associated general development plan is consistent and conforms with all applicable Land Development Code requirements.

H) Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

The proposed rezone from PDI to PDMU is compatible with the existing development pattern of the area, as a significant amount of adjacent property is zoned PDMU. Likewise there is an existing commerce park located to the north/north east of the subject property that has an identical zoning and future land use designation that is being proposed by the request.

I) Logical expansion of adjacent zoning districts.

The proposed rezone from PDI to PDMU would result in an expansion of existing PDMU zoning located to the south and east of the subject property.

J) Impact on historic resources.

There are no known historic resources on or adjacent to the subject property, and as such there will be no anticipated impacts.

K) Environmental impacts.

The property has previously been developed and the proposed change in zoning designation does not intend on having any adverse environmental impacts on the site or any adjacent properties.

L) Types of allowable uses and impact of those on surrounding residential areas.

Refer to Exhibit B for a complete list of allowed uses; however, all uses proposed will be

compatible with surrounding residential areas as the range of uses.

M) Relocation of mobile home owners, if applicable, within the meaning of, and pursuant to, Section 723.083, Florida Statutes.

Not Applicable.

N) In the case of rezones to Planned Development, consistency with the Planned Development District standards contained in Chapter 4.

The proposed rezone to PDMU is consistent with the standards and requirements for Planned Development Districts as established in Chapter 4.

O) Any other matters which may be appropriate for consideration pursuant to [the] Code, the Comprehensive Plan or applicable law.

Not Applicable.

402.6. General Design Requirements for all Planned Development Site Plans

A) Physical Characteristics of the Site; Relation to Surrounding Property

B) Relation to Major Public Utilities, Facilities and Services.

C) Relation to Major Transportation Facilities

D) Compatibility

E) Transitions

The applicant has request a rezone from PDI to PDMU and has submitted an associated General Development Plan (GDP). The associated GDP is consistent with the requirements set forth in Section 321 of the LDC for GDPs. Sheet 2 of the associated GDP and the associated supplemental documents submitted by the applicant satisfies requirements A, B, C, D and E. Additionally refer to the analysis provided above demonstrating compliance with Section 342.3 of the LDC for detailed discussion pertaining to relations to public utilities, facilities and services, transportation facilities, and compatibility of the proposal.

F) Design Quality

The applicant has submitted a GDP in association with the requested rezone, as such the requirement for design quality will be addressed at the time of preliminary site plan, and/or final site plan review for individual lots and developments within the overall project area.

G) Relationship to Adjacent Property

Sheet 2 of the associated GDP and the associated supplemental documents submitted by the applicant satisfies this requirement.

H) Access

I) Streets, Drives, Parking and Service Areas

J) Pedestrian Systems

The property is directly accessed by Lakewood Ranch Boulevard, the applicant has completed 24 foot paved roads and have provided 5 foot sidewalks as required, and will provide any additional as necessary. (Refer to Notes 20 and 21 on the Cover Page of the associated GDP).

K) Natural and Historic Features, Conservation and Preservation Areas.

There are no identified natural or historic features that require conservation or preservation on the property, as such this requirement is not applicable to this case.

L) Density/Intensity

The project was previously approved, and the applicant is proposing a maximum building area of 1,006,236 square feet (refer to Note 15 on the Cover Page of the associated GDP) of non-residential development on 33 mixed use lots. This proposed square footage would result in a project floor area ratio below the maximum permitted for properties with the IL Future Land Use Category.

M) Height

N) Fences and Screening

- O) Yards and Setbacks**
- P) Trash and Utility Plant Screens**
- Q) Signs**
- R) Landscaping**

The applicant proposes a maximum building height of 45 feet; this is consistent with the proposed range of uses to be allowed within the project area (refer to Note 14 on the Cover Page of the associated GDP). The applicant has established a minimum setback from all property lines of 30 feet (refer to Note 8 on the Cover Page of the associated GDP).

Requirements M, N, O, P, Q, and R will be reviewed for compatibility and consistency with the requirements of the applicable single use Planned Development districts for individual developments at the time of future preliminary and/or final site plan review, as intended by Section 402.16 of the LDC.

- S) Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways**
- T) Environmental Factors**
- U) Rights-of-Way and Utility Standards**
- V) Stormwater Management**

Requirements S, T, U, and V have been satisfied to meet the requirements of a GDP, specific review of these requirements will occur at the time of future preliminary and/or final site plan review, as intended by Section 402.16 of the LDC.

W) Consistency with Comprehensive Plan

A review of the allowable uses under the existing PDI zoning designation and the uses appropriate under the IL Future Land Use Category results in a more limited schedule of non-residential uses. In comparing the schedule of uses outline in Table 4-7 for the PDI and PDMU zoning districts it is determined that the range of uses permitted in the PDMU district is more consistent with the underlying Future Land Use Category. Additionally, the request at hand is consistent with other Comprehensive Plan Goals, Objectives and Policies.

- X) Other Factors**
Not Applicable

402.16. PDMU—Planned Development Mixed Use

A) Intent

The proposed rezone from PDI to PDMU is consistent with the intent of the PDMU district.

B) Site Plans

- 1. On exterior boundaries of a PDMU district the uses shall be reviewed in accordance with the guidelines set forth for the specific use in the applicable single use district.**
- 2. On exterior boundaries of a PDMU district the uses shall be of a character and so located, designed, and buffered so as to establish a transition of intensities and uses across district boundaries.**
- 3. PDMU districts shall provide landscaped and pervious areas according to the guidelines set forth in the other single use PD districts corresponding to the uses in the PDMU district. In no event shall the landscaped and pervious area be less than twenty (20) percent of the land area of the district.**

Specific review of these requirements will occur at the time of future preliminary and/or final site plan review, as intended by Section 402.16 of the LDC. The associated GDP has established 33.18± acres of the property as open space, this translates to approximately 29% of the site.

C) Permitted Uses

- 1. PDMU districts shall not be used when other single use proposed districts can accommodate the proposed uses. However, if a proposed development cannot be accommodated within other single use Planned Districts, then the applicant may apply for PDMU.**

2. All developments within a PDMU district must be consistent with the Comprehensive Plan permitted uses, project size, intensity, density, locational criteria and other factors.

The request to rezone from PDI to PDMU is being made to accommodate a larger, more diverse range of permitted uses. As the current PDI district is inadequate in accommodating proposed uses, and the underlying future land use category is IL, PDMU is the most appropriate zoning district for the site and the project as proposed. All developments will undergo specific review of all applicable requirements at the time of future preliminary and/or final site plan review, as intended by Section 402.16 of the LDC.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the IL Future Land Use Category. 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 subject property has previously been developed, this request at hand is not seeking to modify the physical layout of the development but rather expand the list of allowable uses. The surrounding area is characterized by an existing mixed use development pattern with: residential, non-residential, institutional and public facility uses. Potable water, sanitary sewer and reclaimed water are all available to the site, and required infrastructure has previously been constructed. As such this proposed rezone does not impact timing, as the development was previously deemed to have been appropriately timed and approved.

Policy 2.2.1.18.1 Intent. The site is intended for a range of light industrial and other employment oriented uses, and to prohibit new residential development to avoid adverse impacts on such uses and to minimize the intrusion of residential use in an industrial area. The applicant has proposed to rezone the site from PDI to PDMU with a prohibition on residential uses, which is consistent with the intent of the site as defined by the Future Land Use Category.

Policy 2.2.1.11.2 Range of Potential Uses. Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses are all potential uses for the IL future land use category, and are consistent with the intended uses for the site.

Policy 2.6.1.1 Compatibility. PDMU developments are intended to draw upon the single use PD district requirements for individual uses to ensure consistency with development patterns and surrounding developments. The specific criteria for compatibility will be reviewed at the time of future preliminary and /or final site plan review for specific projects.

Policy 2.6.5.4 Preserve/Protect Open Space.

The site plan shows 29% open space (33.18± acres); the PDMU Zoning District requires at minimum no less than 20% open space.

TRANSPORTATION

Major Transportation Facilities

The site is located north of 44th Avenue East and west of Lakewood Ranch Boulevard. 44th Avenue East is a designated four-lane arterial roadway with a planned right-of-width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan. Lakewood Ranch Boulevard is a designated six-lane arterial roadway with a planned right-of-way width of 150 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Concurrency

The Applicant seeks to rezone property previously rezoned under PDI-03-12(Z)(G). The approved plan includes 1,006,236 square feet of industrial uses. The property also has an approved Final Site Plan (FSP-05-04) with a Certificate of Level of Service Compliance (CLOS #06-014) valid through January 29, 2017. The land uses under the proposed zoning are consistent with the uses allowed under the CLOS for the FSP. Therefore and while a CLOS cannot be issued for the GDP, there is prior analysis and a valid CLOS addressing

transportation impacts for the associated FSP.

Access

The site will utilize existing access points on 44th Avenue East and Lakewood Ranch Boulevard.

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCY**

CLOS APPLIED FOR: EXISTING
TRAFFIC STUDY REQ'D: NO

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
44 th Avenue East	4270	D	A
Lakewood Ranch Boulevard	3237	C	F

OTHER CONCURRENCY COMPONENTS

The project has an existing Certificate of Level of Service for all concurrency components

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

No Specific Approvals were requested, or required.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

No Special Approvals were requested, or required.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Maps – Future Land Use, Zoning and Aerials
3. Table 4.7 Schedule of Uses – Lakewood Ranch Business Park (PDMU-15-23(Z)(G))
4. Zoning Disclosure Affidavit
5. Affidavit of Publishing
6. General Development Plan

APPLICABLE COMP PLAN POLICIES

Policy: 2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"> - 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 - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy: 2.2.1.18	IL: Establish the Industrial-Light future land use category as follows:
Policy: 2.2.1.18.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a range of light industrial and other employment oriented uses. Also, to prohibit new residential development other than individual single-family units on lots of record in areas transition from agriculture to urban uses. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. Also, to prohibit the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have significant adverse impacts if located adjacent to expansive residential use areas. Also, to provide for the development of neighborhood retail uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.</p>
Policy: 2.2.1.18.2	<p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses, service uses, selected residential uses, short-term agricultural uses, recreational uses, public or semi-public uses, schools, privately-operated airports, appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.3.1 and 2.10.4), and hotels/motels.</p>
Policy: 2.2.1.18.3	<p>Range of Potential Density/Intensity:</p> <p style="padding-left: 40px;">Maximum Gross Residential Density: 1 dwelling unit per acre</p> <p style="padding-left: 40px;">Maximum Net Residential Density: 1 dwelling unit per acre</p> <p style="padding-left: 40px;">Maximum Floor Area Ratio: 0.75 1.0 inside the UIRA</p> <p style="padding-left: 40px;">Maximum Floor Area Ratio for Hotels: 1.0</p> <p style="padding-left: 40px;">Maximum Square Footage for Neighborhood Retail Uses: Small (30,000sf)</p>

- Policy: 2.2.1.18.4 Other Information:
- a) Any project exceeding a floor area ratio of 0.35 shall require special approval, except for projects which contain a single industrial user and for which use of the project site is primarily for a manufacturing, processing, or assembly use.
 - b) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within an office or industrial park which has received special approval, as defined herein, are exempt from any commercial locational criteria contained in this element.
 - c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of “objectionable impact,” as referenced and further defined in Policy 2.2.1.18.1 above. Additional clarification on means of measuring and determining “objectionable impact” is found in Policy 2.6.3.1.
 - d) New residential uses shall be limited to individual single family dwelling units that are:
 - i) Located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land uses, and
 - ii) Developed without generating requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
- Policy: 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:
- use of undisturbed or undeveloped and landscaped buffers
 - use of increased size and opacity of screening
 - increased setbacks
 - innovative site design (which may include planned development review)
 - appropriate building design
 - limits on duration/operation of uses
 - noise attenuation techniques
 - limits on density and/or intensity [see policy 2.6.1.3]
- Policy: 2.9.1.5 Promote the development of pedestrian friendly designs.

Table 4 - 7. Schedule of Uses – Lakewood Ranch Business Park (PDMU-15-23(Z)(G))¹

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Adult Day Care Center	--	P	P	P	X	X	X	P	P	X	P	X	AP	X
Agricultural Research Facilities	--	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	SP	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment- 2 COP License	531.4	X	X	AP	X	X	X	X	AP	X	X	X	X	X
Animal Services (Wild and Exotic)	531.5	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Assisted Living Facility, Large	531.44	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small	531.44	AP	AP	AP	X	X	AP	X	AP	X	X	X	AP	X
Auction Houses, Enclosed	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus and Train Passenger Station	--	P	X	P	P	P	P	X	P	X	X	X	P	P
Business Services	--	X	P	P	P	P	P	X	P	X	X	X	X	X

¹ The “blue strike-through” uses are self-imposed prohibitions.

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Printing, Medium	--	X	X	P	X	P	X	X	P	X	X	X	X	
Printing, Small	--	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Medium	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	AP	AP	AP	X	AP	AP	X	AP	AP	AP	X	P	X
Child Care Center, (Accessory)	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Churches /Places of Worship	531.13	P	P	P	X	X	X	X	P	X	X	X	P	X
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Clinics	--	X	P	P	X	X	P	X	P	X	X	X	X	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Correctional Facilities: Community	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Drive- Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Earthmoving, Minor	702	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	AP	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	AP	X
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Equipment sales, rental and leasing, heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment Sales, rental and leasing, light	--	X	X	P	X	P	X	X	P	X	X	X	X	
Environmental Education Facilities	--	AP	X	X	X	X	AP	X	AP	X	X	X	AP	X

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Family Day Care Home	--	P	X	X	X	X	P	X	P	P	P	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Game Preserve	--	X	X	P	X	X	P	X	P	X	X	X	X	X
Gas Pumps	531.50	X	X	P	P	P	P	P	P	P	X	X		P
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Hazardous Waste Transfer Facility	--	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	--	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	AP	P	X	X	X	P	P
Hospital	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Industrial, Heavy	--	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	--	X	X	X	P	P	P	X	P	X	X	X	X	P
Intensive Services:														
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	SP	SP	X	AP	X	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intensive Services: Printing, Heavy	--	X	X	X	X	P	X	X	X	X	X	X	X	
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Intermodal Terminal	--	X	X	X	X	P	P	X	P	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Laboratories, Medical and Dental	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Nursing Homes	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Office, Medical or Professional	--	X	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	--	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	--	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	--	X	P	P	P	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	--	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	X	X	X	X	X	P
Parking, Commercial (Principal Use)	--	X	P	P	P	P	P	P	P	X	X	X	X	X
Personal Service Establishment	--	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	--	X	X	P	X	P	P	X	P	X	X	X	X	X
Dry Cleaners: Neighborhood	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	--	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	--	X	X	P	P	P	X	X	P	X	X	X	X	

² Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Repair Service Establishment	--	X	X	P	P	X	P	X	P	X	X	X	X	X
Personal Wireless Service Facilities	531.37	See Section 531.34												
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Public Community Uses	531.39	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP/SP	P
Public Use Facilities	531.40	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Post Offices	--	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Radio, TV, Communications, Microwave Facilities	--	X	X	P	P	P	P	X	P	X	X	X	X	P
Railroad Switching/Classification Yard	--	X	X	X	X	P	P	X	X	X	X	X	X	P
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	AP		P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	P	X	X	X	X	X	P	X	X	X	X
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	X	X	X		X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Research and Development Activities	--	X	X	X	P	P	P	X	P	X	X	X	X	P
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Single Family Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Residential Use: Waterfront Structures (Residential)	531.47	AP	X	X	X	X	X	AP	AP	AP	AP	X	AP	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, Neighborhood General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	X	P	P	P	X	P	P	P	P	X		X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X		P
Sexually Oriented Businesses	531.52	See Section 531.49												
Slaughterhouses	531.1	X	X	X	X	SP	X	X	P	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Utility Use	531.54	SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP/S P	AP	P
Vehicle Repair: Major	531.55	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Sales, Rental, Leasing	531.56	X	X	P	X	P	X	X	P	X	X	X		X
Veterinary Clinic	531.57	X	P	P	P	X	X	X	P	X	X	X	P	X
Veterinary Hospitals	531.57	X	X	P	X	P	P	X	P	X	X	X	X	X
Warehouses	531.58	X	X	X	P	P	P	X	P	X	X	X	P	X

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Water Dependent Uses		X	X	X	X	X	X	P	P	X	X	X	X	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X

AP = Administrative Permit; SP = Special Permit, P = Permitted,
X = Not Permitted

AP/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.
- Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: Lakewood Ranch Business Park

The Manatee County Land Development Code 90-01, as amended 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 (☒) or contract purchaser ()

Lakewood Ranch Commerce Park, LLC

by: LWR Holdings, LLC, its sole member

by: Schroeder-Manatee Ranch, Inc., its manager


14400 Covenant Way, Lakewood Ranch, FL 34202

Refer to Exhibit "A" for information on principal

officers, principal stockholders and percentage

of stock owned by each

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

Signature: 

(Applicant): Richard Bedford, Vice President

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 17th day of NOVEMBER 2015,
by Richard Bedford, Vice President of Schroeder-Manatee Ranch, Inc., who is personally known to me or who has produced _____
_____ as identification.

(type of identification)



Notary Signature

My Commission Expires: _____

Deborah A. Cooper

Print or type name of Notary

Commission No: _____



_____ Title or Rank

Revised 2/8/10

B-4

EXHIBIT "A"

Lakewood Ranch Commerce Park, LLC,
a Florida limited liability company

By: **LWR Holdings, LLC,**
a Florida limited liability company as the sole member

By: **Schroeder-Manatee Ranch, Inc.**
a Delaware corporation as its manager

Schroeder-Manatee Ranch, Inc.

Rex E. Jensen 14400 Covenant Way Lakewood Ranch, Florida 34202	President
Scott Almand 14400 Covenant Way Lakewood Ranch, Florida 34202	Vice President
Anthony Chiofalo 14400 Covenant Way Lakewood Ranch, Florida 34202	Vice President, Treasurer, Assistant Secretary
Chuck Calteaux 14400 Covenant Way Lakewood Ranch, Florida 34202	Secretary, Director
Daniel Perka 14400 Covenant Way Lakewood Ranch, Florida 34202	Vice President, Assistant Secretary
Mason Ross 14400 Covenant Way Lakewood Ranch, Florida 34202	Chairman, Director
Richard Bedford 14400 Covenant Way Lakewood Ranch, Florida 34202	Vice President

Exhibit "A"

Schroeder Manatee Ranch Inc. Shareholders

Name of Trust	# of Shares	Ownership %	Mailing Address
Gertrude Elser Schroeder Trust 6 f/b/o Peter Elser Coburn	8,080	1.34%	Elser Enterprises, Inc. Attn: Lisa Waite 777 E. Wisconsin Ave., Ste 3080 Milwaukee, WI 53202
Gertrude Elser Schroeder Trust 6 f/b/o Constance Bradstreet Coburn	8,080	1.34%	
Gertrude Elser Schroeder Trust 6 f/b/o Lane Woods Coburn	8,080	1.34%	
George A. Markham Administrative Trust	5,645	0.93%	
Marianne Elser Markham Trust 614 f/b/o Elizabeth M. Nicholson	3,300	0.55%	
Virginia Skye Nicholson Investment Management Trust	1,840	0.30%	
Elizabeth Markham Nicholson 1996 Descendants Trust	11,935	1.97%	
Noelle I Nicholson Investment Management Trust	1,840	0.30%	
Melina M Willinger Investment Management Trust - note name	1,840	0.30%	
David V. Uihlein Schlitz Trust	15,120	2.50%	The Glenora Company Attn: Charles Calaux 735 N. Water St., #712 Milwaukee, WI 53202
Robert A. Uihlein Jr. Trust #4	52,920	8.75%	
Robert A. Uihlein III	1,610	0.27%	
Robert A. Uihlein III Trust #1	7,560	1.25%	
Robert A. Uihlein III Trust #2	7,560	1.25%	
Robert A. Uihlein III Trust #3	3,780	0.63%	
Robert A. Uihlein III Trust #4	630	0.10%	
James I. Uihlein	1,890	0.31%	
James I. Uihlein Trust #1	7,560	1.25%	
James I. Uihlein Trust #2	7,560	1.25%	
James I. Uihlein Trust #3	3,780	0.63%	
James I. Uihlein Trust #4	630	0.10%	
Robert B. Trainer Jr. Trust #1	7,560	1.25%	
Robert B. Trainer Jr. Trust #3	420	0.07%	
Mary U. Trainer Trust #4 f/b/o Robert B Trainer Jr.	11,760	1.94%	
Charles I. Trainer Trust #1	7,560	1.25%	
Charles I. Trainer Trust #3	420	0.07%	
Mary U Trainer Trust #4 f/b/o Charles I Trainer	11,760	1.94%	
Stevens U Trainer Trust #1	7,560	1.25%	
Stevens U Trainer Trust #3	420	0.07%	
Mary U Trainer Trust #4 f/b/o Stevens U Trainer	11,760	1.94%	
Marie Z Uihlein Family Trust B f/b/o Paula U Schleicher	3,780	0.63%	
Marie Z Uihlein Family Trust B f/b/o Elena U Crim	3,780	0.63%	
Marie Z Uihlein Trust #1 f/b/o Paula U Schleicher	930	0.15%	
Marie Z Uihlein Trust #2 f/b/o Elena U. Crim	930	0.15%	
1959 Bankshares Trust f/b/o Paula U Schleicher	20,160	3.33%	
1959 Bankshares Trust f/b/o Elena U Crim	20,160	3.33%	
Erwin C Uihlein Jr Trust #2 f/b/o Paula U Schleicher	21,420	3.54%	
Erwin C Uihlein Jr Trust #2 f/b/o Elena U Crim	21,420	3.54%	
Paula M Uihlein Trust #1 f/b/o Paula U Schleicher	28,980	4.79%	
Paula M Uihlein Trust #1 f/b/o Elena U Crim	28,980	4.79%	
Paula M Uihlein Trust #2 f/b/o Paula U Schleicher	20,160	3.33%	
Paula M Uihlein Trust #2 f/b/o Elena U Crim	20,160	3.33%	
Elena Uihlein Trust #1 f/b/o Elena U. Crim	22,680	3.75%	
Elena Uihlein Trust #1 f/b/o Paula U Schleicher	22,680	3.75%	
Elena Uihlein Trust #2 f/b/o Paula U Schleicher	2,520	0.42%	
Elena Uihlein Trust #2 f/b/o Elena U Crim	2,520	0.42%	
Fred W. Uihlein, Jr.	1,260	0.21%	
Virginia Diane Uihlein	1,260	0.21%	
Fred W. Uihlein Jr. Schroeder-Manatee Special Investment Trust	11,160	1.85%	
V Diane Uihlein Schroeder-Manatee Special Investment Trust	11,160	1.85%	
Marie Z. Uihlein Descendants Trust f/b/o Christina M. Schleicher	936	0.15%	
Marie Z. Uihlein Descendants Trust f/b/o Gretchen E. Schleicher	936	0.15%	
Marie Z. Uihlein Descendants Trust f/b/o Laura U. Schleicher	936	0.15%	
Marie Z. Uihlein Descendants Trust f/b/o Kurt U. Schleicher	936	0.15%	
Marie Z. Uihlein Descendants Trust f/b/o Hollie M. Crim	936	0.15%	
Robert A. Uihlein IV Minority Trust	140	0.02%	
Kiley A. Uihlein Minority Trust	140	0.02%	
Alfred U. Elser, Jr. Special Investment Trust	15,720	2.60%	
Reven U. Fellars	4,200	0.69%	14400 Covenant Way, Bradenton, FL 34202
Michael A Uihlein	1,680	0.28%	14400 Covenant Way, Bradenton, FL 34202
Sarah O Zimmerman	840	0.14%	14400 Covenant Way, Bradenton, FL 34202
Joanna U Bratt	1,680	0.28%	14400 Covenant Way, Bradenton, FL 34202
Elizabeth U Ulbrick	1,680	0.28%	14400 Covenant Way, Bradenton, FL 34202
Molly Bruneau Exempt Qualified Marital Trusts	2,100	0.35%	Molly U. Bruneau C/O Godfrey & Kahn, S.C. Attn: W.H. Levitt 780 N. Water St. Milwaukee, WI 53202
Molly Bruneau Qualified Marital Trusts	2,100	0.35%	
John U Olson	840	0.14%	Karl M. Dickson Brice Fund, LLC 1122 North Astor Street Milwaukee, WI 53202
Elisabeth U Whitehead Schlitz Trust	5,040	0.83%	U.S. Bank, N.A. -Private Client Group Attn: Gil Lindeman 777 E. Wisconsin Ave., MK-WI-TWPT Milwaukee, WI 53202
John F Uihlein Schlitz Trust	5,040	0.83%	
Audrey Kinney Pabst - note this is a year 2007 change from G Pabst	12,600	2.08%	
George M.V. Hook Jr Investment Management Trust dated 4/6/99	6,300	1.04%	
Jeanne H. Kaywood Investment Management Trust dated 4/6/99	6,300	1.04%	
Deborah E Burg Schroeder-Manatee Special Investment Trust	6,210	1.03%	
Edward Scott Patton Schroeder-Manatee Special Investment Trust	6,210	1.03%	
Frederick W Patton Schroeder-Manatee Special Investment Trust	6,210	1.03%	
James Scott Patton Schroeder-Manatee Special Investment Trust	3,105	0.51%	
Shawn D MacCaulay Schroeder-Manatee Special Investment Trust	3,105	0.51%	
Tamara L Steck Schroeder-Manatee Special Investment Trust	3,720	0.62%	
William B Steck Schroeder-Manatee Special Investment Trust	3,720	0.62%	U.S. Bank, N.A. -Private Client Group Attn: Lisa Sivanich 777 E. Wisconsin Ave., MK-WI-TWPT Milwaukee, WI 53202
Pamela Uihlein Beneducci 1982 Trust	7,440	1.23%	
Sarah Uihlein Rockwell 1977 Trust	7,440	1.23%	
Total	604,800	100%	

BRADENTON HERALD

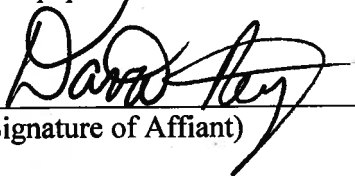
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P.O. Box 921
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Bradenton, FL 34205-8894
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Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

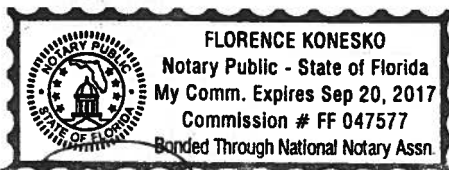
STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared Dava Reyes, 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**, was published in said newspaper in the issue(s) of **03/30/2016**.

Affidavit 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 one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this
30 Day of March, 2016



SEAL & Notary Public

Personally Known OR Produced Identification
Type of Identification Produced

NOTICE OF ZONING AND DEVELOPMENT OF REGIONAL IMPACT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on **Thursday, April 14, 2016 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:

PDMU-15-23(Z)(G) - LAKEWOOD RANCH COMMERCIAL PARK, LLC / LAKEWOOD RANCH BUSINESS PARK - DTS 20150394, MEPS#505

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 15-17 as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 111.14 acres of land on the northwest quadrant of 44th Avenue East and Lakewood Ranch Boulevard, (Manatee County), from PDI (Planned Development Industrial) to the PDMU (Planned Development Mixed Use) zoning district; approving a General Development Plan for 08 multi-residential mixed use lots; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 16-16 (I & L-15-27) - HERITAGE HARBOUR DRI #24

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

- 1) Add a Land Use Equivalency Matrix (LUEM) applicable only to Parcel 35;
- 2) Add Multi-family, Commercial and Assisted Living Facility (ALF) as potential uses on Parcel 35 (without increasing DRI entitlements as entitlements may be attained through LUEM);
- 3) Realign Port Harbour Parkway Extension through Parcel 35 to Upper Manatee River Road and corresponding "update of notes";
- 4) Specify the amount and types of development that may be authorized on Parcel 35;
- 5) Update Wetland Information shown on Map H and Modify provisions related to wetland buffers and impacts for parcel 35;

Other minor updates, previously granted legislative extensions, terminology changes, and revisions to reflect consistency with prior approved changes and/or the LDA; Providing for development approval, conditions, and obligations; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road, approximately one mile north of S.R. 64 (2,784.7± acres) (Manatee County). Present zoning is PDMU/WP-E/ST.

The Heritage Harbour DRI is approved in two phases for 788,837 square feet of commercial retail space, 170,000 square feet of office space, 300 hotel rooms, 600 beds for ACLF, 5,000 residential units (multi-family/single-family attached, single-family detached, single-family semi-detached), 45-Hole Golf Course and 41.2 Acre Park.

PDMU-98-08(G)(R-7) - HERITAGE HARBOUR (F.K.A. HERITAGE SOUND) - DTS20150773, MEPS#435

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-98-08(G)(R6), to amend the General Development Plan to:

- 1) Add a Land Use

Equivalency Matrix (LUEM) applicable only to Parcel 35; 2) Add Commercial, Retail, Multi-family and Assisted Living Facility (ALF) as potential uses on Parcel 35 (without increasing DRI entitlements); 3) Show a numerical range of dwelling units for Parcel 35; 4) Realign Port Harbour Parkway extension through Parcel 35 to Upper Manatee River Road and corresponding "update of notes"; 5) Specify the amount and types of development that may be authorized on Parcel 35, including recreational and open space requirements; 6) Provide flexibility in the separation between multi-family buildings and single-family development parcels; 7) Change the front yard setback for Parcel 35 from 25'/20' to 20'/15' in order to be consistent with residential development in the project; 8) Remove the requirement for a 30' buffer along the southern boundary of Parcel 35; 9) Remove the requirement for a noise mitigation study for parcel 35; 10) Update wetland information shown on GDP and modify provisions related to wetland buffers and impacts for Parcel 35; and 11) Other minor updates, terminology change, and corrections to reflect previously approved changes and to provide consistency with other approved documents; subject to stipulations as conditions of approval; providing a legal description; providing for severability and an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7± acres) approximately one mile north of S.R. 64, (Manatee County). Present zoning is PDMUAWP-E/ST.

PDR-04-39(G)(R2) - THE CONCESSION GOLF CLUB HELISTOP - DTS# 20150075 MEPS #222

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a revised Zoning Ordinance and General Development Plan to: a) designate Tract 801 (owned by The Concessions) as recreation; and b) allow a private helistop as an accessory use to serve the golf course use, and delete stipulation #30 which prohibits a helipad at the golf course property (506.35± acres). The private helistop is approximately 100 feet northeast of the existing clubhouse in the PDR/WP-E/ST (Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment) zoning district. The Concession Golf Club is on the south side of S.R. 70, east of Lorraine Road and west of Panther Ridge Subdivision, which is commonly known as 7700 Lindrick Lane, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

ORD-16-25 - GATEWAY NORTH DRI #21 (AKA: ARTISAN LAKES)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Gateway North Development of Regional Impact (Ordinance 10-44) (Manatee County DRI #21); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #218; approving a Notice of Proposed Change (NOPC) to reflect previously granted legislative extensions, and provide an updated proportionate share calculation for Phase 1; make the necessary amendments to Map H and the Development Order to reflect these changes and any other revisions deemed necessary or appropriate during the public hearing process; providing for severability; and providing for an effective date.

The Gateway North DRI is northwest of the intersection I-75 and Moccasin Wallow Road, (Manatee County). The present zoning is PDMU (Planned Development Mixed Use) (1,039.2 ± acres).

PDMU-91-01(G)(R6) - GATEWAY NORTH (AKA: ARTISAN LAKES) - DTS20140043

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Ordinance PDMU-91-01(G)(R5) to amend the General Development Plan to provide an updated proportionate share calculation for Phase 1; reflect previously granted legislative extensions; modify conditions to reflect new standard language and delete language no longer applicable; and any other revisions deemed necessary or appropriate during the public hearing process; subject to stipulations as conditions of approval; providing for severability, and providing an effective date.

Gateway North is northwest of the intersection of I-75 and Moccasin Wallow Road, (Manatee County). Present zoning is PDMU (Planned Development Mixed Use) (1,039.2± acres).

PDMU-16-14(Z)(P) - 301 OXFORD LLP / 301 OXFORD - DTS20150287

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 19.49 acres at the southwest corner of U.S. 301 and Oxford Road, east of Chin Road, and commonly known as 5111 Oxford Road, Parrish (Manatee County) from PDC/NCO (Planned Development Commercial/North Central

Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district, retaining the North Central Overlay; approving a Preliminary Site Plan for 22,500 square feet of office, commercial, and retail uses and 168 multi-family residential uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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, Local Development Agreements, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to planning.agenda@mymanatee.org.

ording to Section 208.01, Florida Statutes, if a person desires to appeal any decision made with respect to any matter considered at such meeting or hearings, he or she will have a record of the proceedings and for such purpose, he or she may need to ensure that a transcript record of the proceedings is made, which record should include any testimony or evidence upon which the decision is to be based.

Persons with Disabilities:

Board of County Commissioners of Manatee County does not discriminate on the basis of any individual's disability status. This non-discrimination policy involves aspects of the Board's actions including one's right to and participation in hearings. Anyone requiring reasonable accommodation for a meeting as provided for in ADA, should contact the County Clerk at 742-5800; TDD 742-5802 and wait 60 minutes, or FAX 745-3790.

HEARING MAY BE CONDUCTED FROM TIME TO TIME DURING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION Manatee County Building Development Services Department Manatee County, Florida 07/16

AFFIDAVIT OF PUBLICATION

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

STATE OF FLORIDA
COUNTY OF MANATEE

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

Legal description documented below:

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

3/30 1x

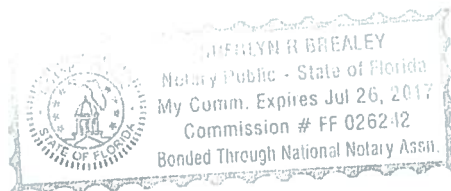
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE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

SIGNED



SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF March, A.D., 2016
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Notary Public



NOTICE OF ZONING AND DEVELOPMENT OF REGIONAL IMPACT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, April 14, 2016 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:

PDMU-15-23(Z)(G) – LAKEWOOD RANCH COMMERCE PARK, LLC / LAKEWOOD RANCH BUSINESS PARK - DTS 20150394, MEPS505

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 15-17 as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 111.14 acres of land on the northwest quadrant of 44th Avenue East and Lakewood Ranch Boulevard, (Manatee County), from PDI (Planned Development Industrial) to the PDMU (Planned Development Mixed Use) zoning district; approving a General Development Plan for 33 non-residential mixed use lots; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 16-16 (f.k.a 15-27) – HERITAGE HARBOUR DRI #24

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

- 1) Add a Land Use Equivalency Matrix (LUEM) applicable only to Parcel 35;
- 2) Add Multi-family, Commercial and Assisted Living Facility (ALF) as potential uses on Parcel 35 (without increasing DRI entitlements as entitlements may be attained through LUEM);
- 3) Realign Port Harbour Parkway Extension through Parcel 35 to Upper Manatee River Road and corresponding "update of notes";
- 4) Specify the amount and types of development that may be authorized on Parcel 35;
- 5) Update Wetland information shown on Map H and Modify provisions related to wetland buffers and impacts for parcel 35;
- 6) Other minor updates, previously granted legislative extensions, terminology changes, and revisions to reflect consistency with prior approved changes and/or the LDA; Providing for development approval, conditions, and obligations; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road, approximately one mile north of S.R. 64 (2,784.7± acres) (Manatee County). Present zoning is PDMU/WP-E/ST.

The Heritage Harbour DRI is approved in two phases for 788,837 square feet of commercial retail space, 170,000 square feet of office space, 300 hotel rooms, 600 beds for ACLF, 6,000 residential units (multi-family/single-family attached, single-family detached, single-family semi-detached), 45-Hole Golf Course and 41.2 Acre Park.

PDMU-98-08(G)(R-7) – HERITAGE HARBOUR (F.K.A. HERITAGE SOUND) - DTS20150173, MEPS435

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating, and restating Ordinance PDMU-98-08(G)(R6), to amend the General Development Plan to: 1) Add a Land Use Equivalency Matrix (LUEM) applicable only to Parcel 35; 2) Add Commercial, Retail, Multi-family and Assisted Living Facility (ALF) as potential uses on Parcel 35 (without increasing DRI entitlements); 3) Show a numerical range of dwelling units for Parcel 35; 4) Realign Port Harbour Parkway extension through Parcel 35 to Upper Manatee River Road and corresponding "update of notes"; 5) Specify the amount and types of development that may be authorized on Parcel 35, including recreational and open space requirements; 6) Provide flexibility in the separation between multi-family buildings and single-family development parcels; 7) Change the front yard setback for Parcel 35 from 25'/20' to 20'/15' in order to be consistent with residential development in the project; 8) Remove the requirement for a 30' buffer along the southern boundary of Parcel 35; 9) Remove the requirement for a noise mitigation study for parcel 35; 10) Update wetland information shown on GDP and modify provisions related to wetland buffers and impacts for Parcel 35; and 11) Other minor updates, terminology change, and corrections to reflect previously approved changes and to provide consistency with other approved documents; subject to stipulations as conditions of approval; providing a legal description; providing for severability and an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7± acres) approximately one mile north of S.R. 64, (Manatee County). Present zoning is PDMU/WP-E/ST.

PDR-04-39(G)(R2) – THE CONCESSION GOLF CLUB HELISTOP - DTS# 20150075 MEPS #222

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a revised Zoning Ordinance and General Development Plan to: a) designate Tract 801(owned by The Concessions) as recreation; and b) allow a private helistop as an accessory use to serve the golf course use, and delete stipulation #30 which prohibits a helipad at the golf course property (506.35± acres). The private helistop is approximately 100 feet northeast of the existing clubhouse in the PDR/WP-E/ST (Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment) zoning district. The Concession Golf Club is on the south side of S.R 70, east of Lorraine Road and west of Panther Ridge Subdivision, which is commonly known as 7700 Lindrick Lane, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

ORD-16-25 - GATEWAY NORTH DRI #21 (AKA: ARTISAN LAKES)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Gateway North Development of Regional Impact (Ordinance 10-44) (Manatee County DRI #21); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #218; approving a Notice of Proposed Change (NOCPC) to reflect previously granted legislative extensions, and provide an updated proportionate share calculation for Phase 1; make the necessary amendments to Map H and the Development Order to reflect these changes and any other revisions deemed necessary or appropriate during the public hearing process; providing for severability; and providing for an effective date.

The Gateway North DRI is northwest of the intersection of I-75 and Moccasin Wallow Road, (Manatee County). The present zoning is PDMU (Planned Development Mixed Use) (1,039.2 ± acres).

PDMU-91-01(G)(R6) – GATEWAY NORTH (AKA: ARTISAN LAKES) - DTS20140043

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Ordinance PDMU-91-01(G)(R5) to amend the General Development Plan to provide an updated proportionate share calculation for Phase 1; reflect previously granted legislative extensions; modify conditions to reflect new standard language and delete language no longer applicable; and any other revisions deemed necessary or appropriate during the public hearing process; subject to stipulations as conditions of approval; providing for severability, and providing an effective date.

Gateway North is northwest of the intersection of I-75 and Moccasin Wallow Road, (Manatee County). Present zoning is PDMU (Planned Development Mixed Use) (1,039.2± acres).

PDMU-15-14(Z)(P) – 301 OXFORD LLP / 301 OXFORD - DTS20150267

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 19.49 acres at the southwest corner of U.S. 301 and Oxford Road, east of Chin Road, and commonly known as 5111 Oxford Road, Parrish (Manatee County) from PDC/NCO (Planned Development Commercial/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district, retaining the North Central Overlay; approving a Preliminary Site Plan for 22,500 square feet of office, commercial, and retail uses and 168 multi-family residential uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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, Local Development Agreements, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to planning.agenda@mymanatee.org.

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 Building and
Development Services Department
Manatee County, Florida

Date of pub: March 30, 2016

**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 Danielle Walker, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the _____ (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **PDMU-15-23(Z)(G) – DTS20150394 – MEPS505 – Lakewood Ranch Commerce Park, LLC/Lakewood Ranch Business Park** be heard before the **Manatee County Planning Commission** at a public hearing to be held on **April 14, 2016** and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on **May 5, 2016** 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 30 day of March, 2016.

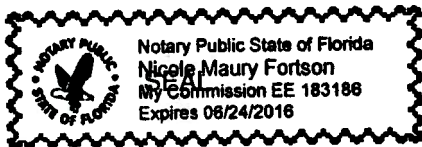
3. That the Affiant has caused the mailing of the required letter of notification to property owners within five hundred (500) feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 30 day of March, 2016, and attaches hereto, as a part of and incorporated 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.

Danielle Walker
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on March 30, 2016 (date) by Danielle Walker (name of affiant). He/she is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.



Nicole Maury Fortson
Signature of Person Taking Acknowledgment
Nicole Maury Fortson
Type Name

My Commission Expires: June 24, 2016

Commission No.: EE 183186

Title or Rank

Serial Number, if any

Parcel Owners within and 500 ft. Radius. 2/16/2016

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
ATKINS,RICKY N	ATKINS,KATHLEEN R	10107 MARBELLA DR		BRADENTON	FL	34211			579440909	10107 MARBELLA DR	
BENWELL,WILLIAM HENRY	BENWELL,DIANE M	10644 GLENCORSE TER		BRADENTON	FL	34211			579423209	10644 GLENCORSE TER	
BIRKHOLZ,ELAINE M	BIRKHOLZ,BERLYN L	10035 MARABELLA DR		BRADENTON	FL	34211			579441009	10035 MARBELLA DR	
CARDINAL CONTRACTORS INC		10405 TECHNOLOGY TER		LAKEWOOD RANCH	FL	34211			579102159	10405 TECHNOLOGY TER	
CARDINAL CONTRACTORS INC		10405 TECHNOLOGY TER		LAKEWOOD RANCH	FL	34211			579102209	10315 TECHNOLOGY TER	
CW-RR LLC		8655 S PRIEST DR		TEMPE	AZ	85284			579442659	4524 BALTRY CT	
CW-RR LLC		8655 S PRIEST DR		TEMPE	AZ	85284			579441959	4505 BALTRY CT	
EQUITABLE NATIONAL PROPERTY COMPANY LLC		5800 LAKEWOOD RANCH BLVD N		LAKEWOOD RANCH	FL	34240			579600959	NO ASSIGNED ADDRESS	
EQUITABLE NATIONAL PROPERTY COMPANY LLC		5800 LAKEWOOD RANCH BLVD N		LAKEWOOD RANCH	FL	34240			579600679	11500 44TH AVE E	
FERENS,RAYMOND WALTER	FERENS,MARIA DARIA	10651 GLENCORSE TER		BRADENTON	FL	34211			579423559	10651 GLENCORSE TER	
FLORIDA POWER & LIGHT COMPANY		PROPERTY TAX PSX/JB	700 UNIVERSE BOULEVARD	JUNO BEACH	FL	33408			579200159	NO ASSIGNED ADDRESS	
FUKUI,NOBU	FUKUI,KWISOON	10656 GLENCORSE TER		BRADENTON	FL	34211			579423359	10656 GLENCORSE TER	
GOLDSTEIN,KENNETH	GOLDSTEIN,JUDY L	10660 GLENCORSE TER		LAKEWOOD RANCH	FL	34211			579423409	10660 GLENCORSE TER	
GRAY BELLA HOLDINGS LLC		372 S EAGLE RD 140		EAGLE	ID	83616			579101409	10615 TECHNOLOGY TER	UNIT 104
GRAY BELLA HOLDINGS LLC		372 S EAGLE RD 140		EAGLE	ID	83616			579101409	10615 TECHNOLOGY TER	UNIT 100

Parcel Owners within and 500 ft. Radius. 2/16/2016

GUT HUT LLC		10920 TECHNOLOGY TER	BLDG A	BRADENTON	FL	34211		579103559	10920 TECHNOLOGY TER	
GUTOSKI,GAIL		4410 BALTRY CT		BRADENTON	FL	34211		579442059	4410 BALTRY CT	
HU,XIAO-LING		10659 GLENCORSE TER		BRADENTON	FL	34211		579423459	10659 GLENCORSE TER	
IRISS LAKEWOOD LLC		5969 CATTLE RIDGE BLVD 200		SARASOTA	FL	34232		579102309	10306 TECHNOLOGY TER	
JOHNSON,ROBERT G	JOHNSON,JANE M	10647 GLENCORSE TER		BRADENTON	FL	34211		579423609	10647 GLENCORSE TER	
K B SCHMIDT ENTERPRISES INC		4225 CONCEPT CT		BRADENTON	FL	34211		579101159	4225 CONCEPT CT	
KGJ SARASOTA LLC		10504 TECHNOLOGY TER		BRADENTON	FL	34211		579102459	10504 TECHNOLOGY TER	
LAKE ERIE COLLEGE OF OSTEOPATHIC		1858 WEST GRANDVIEW BLVD		ERIE	PA	16509		579400269	4798 LAKEWOOD RANCH BLVD	
LAKE ERIE COLLEGE OF OSTEOPATHIC		1858 WEST GRANDVIEW BLVD		ERIE	PA	16509		579400269	4800 LAKEWOOD RANCH BLVD	
LAKE ERIE COLLEGE OF OSTEOPATHIC		1858 WEST GRANDVIEW BLVD		ERIE	PA	16509		579400269	4794 LAKEWOOD RANCH BLVD	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202		579102109	10415 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202		579101259	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202		579103109	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202		579102509	4214 SOLUTIONS LN	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202		579102809	10704 INTERNET PL	

Parcel Owners within and 500 ft. Radius. 2/16/2016

LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102059	10503 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102409	10414 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		BRADENTON	FL	34202			567810269	11205 GATEWOOD DR	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102359	10316 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102709	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579101209	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579101359	10705 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		BRADENTON	FL	34202			567810269	1604 LAKEWOOD RANCH BLVD	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102659	4310 SOLUTIONS LN	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579101459	10605 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102559	4224 SOLUTIONS LN	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102859	10714 INTERNET PL	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102909	10810 INTERNET PL	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579100209	LAKEWOOD RANCH BLVD	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102609	4234 SOLUTIONS LN	

Parcel Owners within and 500 ft. Radius. 2/16/2016

LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102259	10307 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102759	10616 INTERNET PL	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579103059	4215 SOLUTIONS LN	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579103009	4225 SOLUTIONS LN	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579101309	10807 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579103359	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101559	10704 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101509	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579103159	10603 44TH AVE E	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579103159	10907 44TH AVE E	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579103259	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101709	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101609	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101659	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579103309	NO ASSIGNED ADDRESS	

Parcel Owners within and 500 ft. Radius. 2/16/2016

LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101759	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101809	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579103209	NO ASSIGNED ADDRESS	
LWRG DEVELOPMENTS LLC		4235 SOLUTIONS LN		BRADENTON	FL	34211			579102959	4235 SOLUTIONS LN	
MANATEE ASSOCIATION OF REALTORS INC		2320 CATTLEMAN RD		SARASOTA	FL	34232			579103609	10910 TECHNOLOGY TER	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			578900102	4110 LAKEWOOD RANCH BLVD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3009 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3337 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3035 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3025 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3065 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3055 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3331 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3415 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3525 LENA RD	

Parcel Owners within 500 ft. Radius. 2/16/2016

MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3333 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3015 LENA RD	
MANATEE COUNTY OF		P O BOX 1000		BRADENTON	FL	34206			579400151	4550 LAKEWOOD RANCH BLVD	
MORSCHES, JANICE R REVOCABLE TRUST		10655 GLENCORSE TER		BRADENTON	FL	34211			579423509	10655 GLENCORSE TER	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579430659	4425 HIGHLAND LINKS ST	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579451659	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579429559	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579430659	10127 MALACHITE DR	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579430259	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579429509	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579430609	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579451959	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579451159	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579451109	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579451759	NO ASSIGNED ADDRESS	

Parcel Owners within and 500 ft. Radius. 2/16/2016

ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579451709	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579430759	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579451209	NO ASSIGNED ADDRESS	
ROSEDALE MASTER HOMEOWNERS ASSOCIATION		5100 87TH ST E		BRADENTON	FL	34211			579451859	NO ASSIGNED ADDRESS	
SHINER,ANDREW P	SHINER,DONNA M	10643 GLENCORSE TER		BRADENTON	FL	34211			579423659	10643 GLENCORSE TER	
SMR NORTHWEST LAND LLC		14400 COVENANT WAY		BRADENTON	FL	34202			579901979	11532 ECHO LAKE CIR	UNIT 301
UNITED WAY OF MANATEE COUNTY INC	MANATEE CHAMBER OF COMMERCE INC	1701 14TH ST W		BRADENTON	FL	34205			579101109	4215 CONCEPT CT	
WCI COMMUNITIES LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579423259	10648 GLENCORSE TER	
WCI COMMUNITIES LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579423309	10652 GLENCORSE TER	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441709	4523 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442509	4512 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442359	4434 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442709	NO ASSIGNED ADDRESS	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442409	4504 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441259	10015 MARBELLA DR	

Parcel Owners within and 500 ft. Radius. 2/16/2016

WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441609	4529 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441809	4517 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441109	10027 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440509	10203 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442609	4520 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441559	4533 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442009	4406 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442259	4426 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442109	4414 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442159	4418 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440859	10111 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442559	4516 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440709	10121 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441059	10031 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441359	NO ASSIGNED ADDRESS	

Parcel Owners within and 500 ft. Radius. 2/16/2016

WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441159	10023 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441909	4509 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441459	4541 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442209	4422 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440959	10103 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440459	10207 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442459	4508 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440609	10127 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441209	10019 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441759	4521 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579442309	4430 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441659	4525 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440659	10125 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441859	4513 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440809	10115 MARBELLA DR	

Parcel Owners within and 500 ft. Radius. 2/16/2016

WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441409	4545 BALTRY CT	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440759	10119 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579440559	10131 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441309	10011 MARBELLA DR	
WCI COMMUNITIES,LLC		24301 WALDEN CENTER DR		BONITA SPRINGS	FL	34134			579441509	4537 BALTRY CT	

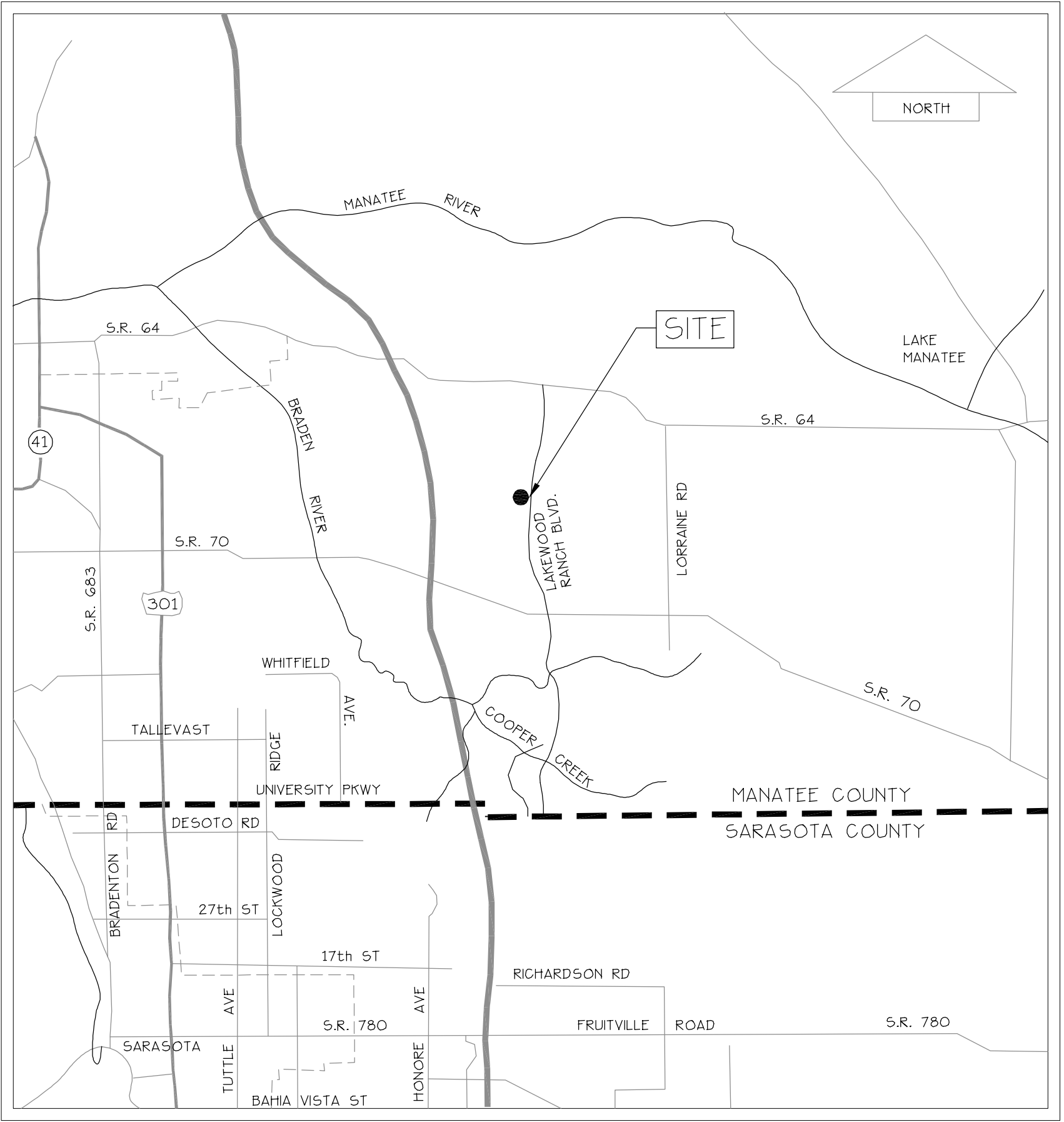
GENERAL DEVELOPMENT PLAN

FOR

LAKEWOOD RANCH BUSINESS PARK

GENERAL NOTES:

- PROJECT ACREAGE IS 111.7 ACRES (+/-)
- PROPERTY IS CURRENTLY USED A BUSINESS AND LIGHT INDUSTRIAL PARK.
- EXISTING ZONING IS PDI, PROPOSED ZONING IS PDMU. SURROUNDING ZONING AND LAND USES ARE SHOWN ON EXISTING CONDITIONS MAP, SHEET 2.
- TOPOGRAPHIC CONTOURS AND ELEVATIONS TAKEN FROM FLORIDA GEOGRAPHIC DATA LIBRARY, VERSION 3 (2000).
- THE SITE LIES IN FLOOD ZONE X., PANEL NO. 12081C0333E (3/17/14) AND 12081C0329E (3/17/14).
- WETLAND DELINEATION BY ENVIRONMENTAL AFFAIRS CONSULTANTS, INC. (JAN. 2002).
- PROJECT PROPOSES DEVELOPMENT OF 33 LOTS FOR MIXED USES. THE SITE WILL BE DEVELOPED WITH USES ALLOWED IN THE PDMU ZONING DISTRICT & IN ACCORDANCE WITH THE UNDERLYING IL FUTURE LAND USE CATEGORIES WITH THE EXCEPTION OF THE FOLLOWING PROHIBITED USES:
AIRCRAFT LANDING FIELD
AIRPORT, COMMERCIAL
AIRPORT, PRIVATE OR PUBLIC
CORRECTIONAL FACILITIES, MAJOR
EARTHMOVING, MINOR
HELIPORT
HELISTOP
INDUSTRIAL, HEAVY
JUNKYARDS
SAWMILLS
SLAUGHTERHOUSES
STOCKYARDS AND FEEDLOTS.
ADDITIONALLY, NO RESIDENTIAL USES WILL BE PERMITTED ON ANY LOTS.
- SETBACKS: 30' FROM ALL PROPERTY LINES.
- THE WETLAND ACREAGE IS 2.94 ACRES (+/-)
- THE OPEN SPACE ACREAGE IS 33.18 ACRES (+/-) OR 29% OF THE SITE
- THERE ARE NO KNOWN HISTORIC RESOURCES OR BUILDINGS ON-SITE.
- PROPOSED SIGNS WILL MEET THE REQUIREMENTS OF SECTION 600 OF THE LAND DEVELOPMENT CODE.
- COMMON OPEN SPACE WILL BE MAINTAINED, OWNED AND CONTROLLED BY THE INDUSTRIAL PARK ASSOCIATION OR PROPERTY OWNER
- MAXIMUM BUILDING HEIGHT IS 45'. ONE (1) FOOT OF HEIGHT CAN BE ADDED FOR EACH ADDITIONAL FOOT OF SETBACK ABOVE THE MINIMUM REQUIREMENT. BUILDING HEIGHT SHALL BE AS DEFINED BY THE LDC.
- MAXIMUM PROPOSED BUILDING AREA IS 1,006,236 S.F.
- PARKING AND LOADING CALCULATIONS WILL BE PROVIDED AS INDIVIDUAL LOT OWNERS SUBMIT SITE SPECIFIC INFORMATION.
- ROADWAY BUFFERS WILL BE PROVIDED PURSUANT TO SECTION 701 OF THE LAND DEVELOPMENT CODE. DETAILED PLANS WILL BE PROVIDED WITH THE INDIVIDUAL PRELIMINARY AND FINAL SITE PLANS, AS APPLICABLE.
- THE DESIGN AND MAINTENANCE OF THE ROADWAY BUFFERS WILL BE BASED ON A UNIFIED LANDSCAPE PLAN TO BE UNDER THE CONTROL OF THE PROPERTY OWNER AND EVENTUALLY THE INDUSTRIAL PARK ASSOCIATION. THE ROADWAY BUFFER ALONG ARTERIAL ROADWAYS WILL BE AS FOLLOWS:
EACH LOT SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING MATERIALS FOR EACH 100 FEET OF ROAD FRONTAGE ADJACENT TO LAKEWOOD RANCH BLVD. & 44TH AVENUE EAST:
1.) 50' OF BERM(S) MEASURED AT LENGTH WISE THE BASE OF THE BERM, WHICH MEASURES A MINIMUM OF 3' IN HEIGHT AND A 3' TO 1' SLOPE.
2.) A MINIMUM OF 33 SHRUBS TO BE PLACED ON THE BERMS OR BETWEEN THE BERMS WHERE NO BERMS EXISTS.
3.) TWO (2) CANOPY TREES.
- UTILITY EASEMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 907.10 OF THE LAND DEVELOPMENT CODE. EASEMENT WIDTHS ARE AS FOLLOWS:
FRONT YARD 10'
SIDE YARD 5'
REAR YARD 5'
- ALL STREETS WILL BE 24' OF PAVEMENT WITH 2' CURB ON BOTH SIDES. DESIGN OF STREETS WILL MEET COUNTY URBAN INDUSTRIAL STANDARDS. THE STREETS WILL BE PUBLIC.
- A 5' SIDEWALK IS PROPOSED ALONG 44TH AVENUE EAST. A 5' SIDEWALK WILL BE CONSTRUCTED ALONG ONE SIDE OF ALL OTHER PROPOSED ROADS. SIDEWALKS ARE EXISTING ALONG LAKEWOOD RANCH BLVD.
- A BUILDING SETBACK OF 15' IS REQUIRED FROM WETLAND BUFFERS.
- THERE ARE NO KNOWN PERENNIAL STREAMS ON-SITE.
- BACKFLOW PREVENTERS ARE REQUIRED ON ALL POTABLE WATER SERVICES AND ARE TO BE PROVIDED BY THE DEVELOPER.
- THE IRRIGATION SOURCE WILL BE NON-POTABLE. NON-POTABLE WATER LINES WILL BE PURPLE IN COLOR. THE IRRIGATION SOURCE IS THE MASTER IRRIGATION SYSTEM BY SMR COMMUNITIES.
- ON SITE SEWER AND POTABLE WATER SYSTEMS ARE PRIVATE. SEWER AND POTABLE WATER SERVICE WILL BE PROVIDED THROUGH CONNECTIONS TO THE PUBLIC SEWER AND WATER SYSTEMS ALONG LAKEWOOD RANCH BOULEVARD.
- THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS WHICH WOULD AT THIS TIME AFFECT THE PROPOSED DEVELOPMENT.
- THE APPLICANT RECOGNIZES THAT APPLICABLE IMPACT FEES WILL BE CALCULATED ON THE BASIS OF THE BUILDING AREAS SHOWN PLUS THE AREAS OF CANOPY AS IS CONSISTENT WITH MANATEE COUNTY'S DEFINITION OF BUILDING AREA FOR IMPACT FEE PURPOSES
- PARCELS HAVE NOT BEEN SURVEYED AND ACREAGES SHOWN ARE APPROXIMATE. PARCELS ARE SUBJECT TO FUTURE SUBDIVISION PLATTING IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
- STORMWATER MANAGEMENT FACILITIES WILL MEET SECTION 801 OF THE LDC, THE MANATEE COUNTY DEVELOPMENT STANDARDS AND SWFWMD REQUIREMENTS.
- OPERATIONS AND ENCLOSURES WILL COMPLY WITH SECTION 402 OF THE LDC.
- DISPOSAL OF INDUSTRIAL OR OTHER WASTES SHALL BE APPROVED BY THE HRS/MANATEE COUNTY PUBLIC HEALTH UNIT AND/OR OTHER APPROPRIATE REGULATORY AGENCIES.
- INDUSTRIAL USES SHALL COMPLY WITH THE ADVERSE IMPACT PERFORMANCE STANDARDS IN LDC SECTION 723.
- MINIMUM 20' SETBACK FROM THE EXISTING GAS LINE REQUIRED.



LOCATION MAP

REZONE/GENERAL DEVELOPMENT PLAN		LAKEWOOD RANCH INDUSTRIAL PARK	
APPROVED	Date		File Number
Project Planner (PD)			
Project Engineer (FD)			
Concurrency (PD)			
Environmental Management			
Environmental Health			
Fire District			
Overseer/Agent			

CLIENT:
Lakewood Ranch
Commerce Park, LLC

SECTIONS 5 AND 6, TWP. 35S., RGE. 19E.
Manatee County, Florida
DATE: December, 2002
Rev. February, 2016



Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

EXISTING UTILITY NOTES

CONCEPT COURT (FKA 109TH COURT EAST)

8" PVC SANITARY SEWER
10" PVC WATER MAIN
6" PVC IRRIGATION MAIN

INTERNET PLACE (FKA 43RD PLACE EAST)

8" PVC SANITARY SEWER
10" PVC WATER MAIN
6" PVC IRRIGATION MAIN

SOLUTIONS LANE (FKA 106TH STREET EAST)

8" PVC SANITARY SEWER
6" PVC FORCE MAIN
12" PVC WATER MAIN
6" PVC IRRIGATION MAIN

TECHNOLOGY TERRACE (FKA 42ND TERRACE EAST)

8" PVC SANITARY SEWER
6" PVC FORCE MAIN
10" PVC WATER MAIN (WEST OF SOLUTIONS LANE)
12" PVC WATER MAIN (EAST OF SOLUTIONS LANE)
6" PVC IRRIGATION MAIN

44TH AVENUE EAST

12" PVC FORCE MAIN
36" DIP FORCE MAIN
16" PVC WATER MAIN
30" PVC REUSE MAIN

FUTURE LAND USE: P/SP-1
ZONING: PD-PI
EXISTING LAND USE: LAND FILL/WASTEWATER
TREATMENT PLANT

FUTURE LAND USE: IL
ZONING: PDMU OO-01(G)(CR)
EXISTING LAND USE:
LAKEWOOD RANCH COMMERCE
PARK INDUSTRIAL, OFFICE
+ COMMERCIAL USES

FUTURE LAND USE: IL
ZONING: A
EXISTING LAND USE: AGRICULTURE

FUTURE LAND USE: UF-3
ZONING: A
EXIST. LAND USE: AGRICULTURE

FUTURE LAND USE: IL
ZONING: A
EXISTING LANDUSE: AGRICULTURE

FUTURE LAND USE: UF-3
ZONING: A
EXIST. LAND USE: AGRICULTURE

SCALE: 1"=200'
0' 50' 100' 200' 400'



ENTRANCE SIGN LOCATION

REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM. APPROVED BY:
4	ADDED EXISTING UTILITY INFORMATION	2/24/16	MSC/98616		
3	REPLACE COMPANY LOGO. REVISE 44TH AVE. CALLOUT.	11/17/15	MSC/98616		
2	REVISE BOUNDARY, REVISE LOT LAYOUT	12/13/02	MGV/1554		
1	REVISE BOUNDARY, LOTS 3-7, ACCESS POINTS, 44 TH AVE, ADD APAC, LAKE BOUNDARY	9/19/02	DFH/953		



The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing; any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.

CLIENT:	SCHROEDER-MANATEE RANCH, INC.
PROJECT:	LAKEWOOD RANCH INDUSTRIAL PARK

DATE:	SEPT. 2002	TITLE:	GENERAL DEVELOPMENT PLAN
HORIZONTAL SCALE:	1"=200'		
VERTICAL SCALE:	N/A		
CROSS REFERENCE FILE NO.:		PROJECT NUMBER:	S2659-005-000

INDEX NUMBER:	S2659-000-001
SHEET NUMBER:	3 OF 3

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Rutledge Paul R		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE PLANNING
MAILING ADDRESS 6414 99th Street E		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Dade County	COUNTY Monroe	NAME OF POLITICAL SUBDIVISION: PDMU-15-(23)(2)(6)
DATE ON WHICH VOTE OCCURRED 4-14-2016		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Paul R Rutledge, hereby disclose that on Thursday 4-14/2016, 2016:

(a) A measure came or will come before my agency which (check one)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☒ inured to the special gain or loss of Fees - from a commercial sale of Real Estate which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

IF passed could lead to sale of land which it would be paid for.

FILED FOR RECORD
2016 APR 14 PM 4:44
CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

4/14/16
Date Filed

Paul R Rutledge
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.