



FILED FOR RECORD  
R. B. SHORE  
CLERK CIRCUIT COURT  
MANATEE COUNTY FL  
MAR 6 3 01 PM '95

FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

DIVISION OF ELECTIONS  
Bureau of Administrative Code  
The Elliot Building  
401 South Monroe Street  
Tallahassee, Florida 32399-0250  
(904) 488-8427

March 3, 1995

Honorable R. B. Shore  
Clerk of Circuit Court  
Manatee County  
Post Office Box 1000  
Bradenton, Florida 34206

Attention: Susan B. Romine, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of February 27, 1995 and certified copy each of Manatee County Ordinance Nos. PDR89-05(Z)(G)(R3), PDR94-13(Z)(G), PDR94-17(Z)(P), PDMU94-03(Z)(G), PDO94-03(Z), Z94-22 and 95-13, which were filed in this office on March 3, 1995.

The duplicate copy showing the filing date is being returned for your records.

For future use, our current address is:

Department of State  
Bureau of Administrative Code  
The Elliot Building  
401 South Monroe Street  
Tallahassee, Florida 32399-0250

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mw

Enclosures

1979

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY GRANTING AMENDMENTS TO ORDINANCE 93-21, THE DEVELOPMENT ORDER FOR THE UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB DEVELOPMENT OF REGIONAL IMPACT.

SECRETARY OF STATE  
MAR 5 1995  
FILED

WHEREAS, on September 27, 1993, the Board of County Commissioners of Manatee County ("Board") issued a Development of Regional Impact ("DRI") Development Order, Ordinance 93-21 ("the Development Order"), to Woodlands Country Club Associates for the Unnamed Exclusive Golf and Country Club DRI; and

WHEREAS, the applicant has requested that the Development Order be amended to add 164 acres to the Development Order with no increase in approved development totals and extend buildout from December 31, 2001 to December 30, 2004; and

WHEREAS, the additional acreage to be added was formerly a part of the Arvida Corporate Park (herein after Arvida) DRI development (Manatee County Resolution R-86-259 as amended by R-93-174 and R-90-54); and

WHEREAS, the additional acreage will be developed as single family residential, golf course, and neighborhood commercial/professional; and

WHEREAS, said Board of County Commissioners has considered all of the foregoing and has been advised and informed in the premises.

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

1. The Board finds that the proposed changes to Section 1. R.; Section 2. A.3 and A.4; Section 3. B., D. and L.; Section 4. Table 1, D.(9) and P.(6); Section 6., Section 8.; Section 13; Map H, Map C and Exhibit E are not a substantial deviation, that the amended conditions adequately address the impact of the proposed changes to the Development Order.

2. The following sections and conditions of Manatee County Ordinance 93-21, the Unnamed Exclusive Golf and Country Club DRI Development Order, are hereby amended to read in their entirety as follows:

SECTION 1. FINDINGS OF FACT

R. A comprehensive review of the impact generated by the development has been conducted by the departments of Manatee County, the Planning Commission, Tampa Bay Regional Planning Council (TBRPC), and the Florida Department of Community Affairs in conjunction with the original Unnamed Exclusive Golf and Country Club ADA, as amended, and all notices of proposed change.

SECTION 2. CONCLUSIONS OF LAW

A.3. The Development is consistent with the report and recommendations of Tampa Bay Regional Planning Council issued on March 8, 1993, regarding DRI #202, and on November 28, 1994, regarding the NOPC.

A.4. This Development Order supersedes the Circle N Bar Master Development Order\* and the portion approved as Arvida, with the exception of the 164.23 acres, which were part of the Arvida DRI and now a part of this Unnamed Exclusive Golf and Country Club DRI, is not included as part of this Development Order.

SECTION 3. DEFINITIONS

B. "Application\*" and "Application for Development Approval\*" or "ADA" shall mean Unnamed Exclusive Golf and Country Club's Development of Regional Impact Application for Development Approval\* (August 7, 1989), and additional information submittals submitted by the Developer\* on March 5, 1990; July 10, 1990; August 20, 1992; and October 21, 1992 and amendments submitted on April 20, 1993 and included as Exhibit "A" and the NOPC submitted on November 22, 1994.

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MANATEE CO. FLORIDA

MAR 6 3 07 PM '95

95-13 Unnamed Exclusive Golf + Country Club DRI Amendments

- D. "Conceptual Master Plan\*" shall mean a graphic depiction of the development shown as Revised "Map H", last revised on December 22, 1994, for the Unnamed Exclusive Golf and Country Club.
- L. "Master Development Plan\*" shall be defined as Revised Map H, last revised on December 22, 1994 incorporated as part of "Exhibit B" and made a part hereof. Development on Map H shall be limited to the total number of dwelling units and non-residential development on Table 1.

**SECTION 4. DEVELOPMENT CONDITIONS**

A.(1) The Development Order approval shall be limited to Option II from Table 1, 1,238 residential units. Currently the proposal to allow commercial on University Parkway is not consistent with the Comprehensive Plan as the site is designated RES-6 and does not meet locational criteria. The applicant may apply for a Comprehensive Plan amendment and rezone and general development plan amendment to allow the commercial development referenced in Option I on University Parkway without requiring an amendment to the D.O. which would permit such commercial development. Any such Comprehensive Plan amendment and rezone/general development plan shall be reviewed for consistency with all the existing criteria in the Comprehensive Plan and Land Development Code. All or a portion of the "Other Commercial Development" and "Quality Restaurant" referenced in Option I may be allowed subject to the above with a commensurate and proportionate reduction in the two hundred (200) residential units allowed in Option II. The Board and staff have not reviewed any such plan amendment or rezone/development plan and have not determined whether Option I development is appropriate other than that the state and regional traffic considerations have been met.

An Application\* for development under Option I must include an amended General Development Plan and Land Use and Phasing Schedule reallocation of commercial square footage and a request for an amended Certificate of Level of Service Compliance. A proposal for development under Option I shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code and the Manatee County Comprehensive Plan.

**TABLE 1  
UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB  
PROJECT SUMMARY**

<b>TYPE OF DEVELOPMENT:</b>	Mixed-use (residential and commercial)	
<b>LOCATION:</b>	University Parkway - one mile west of I-75, in southeastern Manatee County	
<b>TOTAL DEVELOPMENT AREA:</b>	<b>1,223 Acres</b>	
Residential	755 Acres	
Neighborhood Commercial	21 Acres	
Village Center/Clubhouse/Retail	10 Acres	
Golf Course	322 Acres	
Open Space (Roads, Right-of-Way, etc.)	133 Acres	
	<b>Option I</b>	<b>Option II</b>
Residential Units	1,038 d.u.	1,238 d.u.
Neighborhood Commercial		
Village Center	40,000 Sq. Ft.	40,000 Sq. Ft.
Other Comm.	40,000 Sq. Ft.	0
Quality Restaurant (as defined by ITE)	8,000 Sq. Ft.	0
Golf Course	27 Holes	27 Holes
Country Club & Restaurant	35,000 Sq. Ft.	35,000 Sq. Ft.
<b>BUILD-OUT DATE</b>	December 30, 2004	December 30, 2004

D.(9) The Conservation Areas\* on site encompass approximately 34.91 acres as indicated on the attached Preservation/Conservation Map, revised Exhibit C. All Conservation Areas\* shall remain undisturbed or mitigated if they are to be or have been disturbed. All impacts shall be mitigated in accordance with Table 3 prior to the completion of sub-phase in which the impact occurs. A mitigation priority shall be the addition of littoral shelves to the stormwater ponds proposed for the northeast portion of the Simms Tract\* with appropriate credits afforded to the Developer\*. All herbaceous mitigation areas and littoral shelves used for mitigation shall be monitored annually after planting for a period of three years. Forested mitigation areas shall be monitored annually for at least five years. Monitoring shall include survival rates, species diversity composition, spreading and exotic species encroachment. Additional planting may be required to maintain an 85 percent survival of planted species at the end of three years. Wetland\* mitigation security shall be required in accordance with applicable County Ordinances. Each annual report shall include information on what Conservation Areas\* and Preservation Areas\* have been impacted and the steps taken to mitigate the impacts and the results of the mitigation monitoring.

There shall be no impact to those Wetlands\* encompassing approximately 22.33 acres, indicated as Preservation Areas\* on the attached Preservation/Conservation Map, Exhibit C. However, impacts for necessary infrastructure (such as utility lines, recreational trails and paths, as is provided by TBRPC policy) may be allowed.

The Developer\* shall provide a 50 foot buffer around all post development wetland Preservation Areas\*. All buffers and included Preservation Area\* shall be identified as recorded conservation easements to Manatee County as a separate easement document acceptable to Manatee County and shall be shown on any Preliminary and Final Site Plans and Subdivision Plats. Deed restrictions shall be included that prohibit development activity and removal of native vegetation in the conservation easement unless approved by the County and any permitting agency or agencies with jurisdiction. Any replanting within the buffer shall be with flora native to the Braden River area of Manatee County.

TABLE 3

UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB  
MINIMUM WETLAND\*, PRESERVATION, AND CONSERVATION AREA\* MITIGATION RATIOS

AREAS	MITIGATION RATIOS*	
	HERBACEOUS	FORESTED
TBRPC Conservation Area* except those located in Simms Tract* or Arvida Tracts*	1:1	1:1
TBRPC Conservation Area* located within Simms Tract* or Arvida Tracts*	2:1	3:1
TBRPC Preservation Area*	2:1	3:1
Wetlands*	2:1 ♦	4:1 ♦

♦ May be reduced in accordance with Section 719.8.5 of the Land Development Code.

\*Ratio is Mitigated Wetland\*: Disturbed Wetlands\*.

P.(6) This Development Order shall expire 15 years form date of approval of the NOPC. Buildout shall be completed by December 30, 2004. Unless otherwise specified in this Development Order, all conditions herein shall be complied with on or before the expiration date of this Development Order.

SECTION 6. LEGAL DESCRIPTION

Development of Unnamed Exclusive Golf and Country Club shall be restricted to the 1223 acre tract of land described by the legal description included as Exhibit "E" attached to and made a part of this Development Order amendment.

3. All other provisions of Development Order Ordinance 93-21, shall remain in full force and effect. In the event there is an inconsistency between the terms of this Ordinance and the Ordinance referred to above, the terms of this Ordinance shall control.

4. This Ordinance shall take effect upon all of the following occurring:

- (1) Execution,
- (2) Receipt of official acknowledgement from the Department of State that this ordinance has been filed, and
- (3) Any appeal of this ordinance has finally been resolved or the time for appeal expires, if no appeal is taken, whichever occurs first.

**ADOPTED AND APPROVED**, by the Board of County Commissioners of Manatee County, Florida, with a quorum present and voting on the 23 day of February, 1995.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Jan Stephen  
Chairman



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

BY: Susan G. Romine  
SUSAN G. ROMINE DEPUTY CLERK

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF RESOURCE PLANNING AND MANAGEMENT  
BUREAU OF STATE PLANNING  
2740 Centerview Drive  
Tallahassee, Florida 32399  
904/488-4925

EFFECTIVE DATE  
11/20/90

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
SUBSECTION 380.06(19), FLORIDA STATUTES

Subsection 380.06(19), Florida Statutes, requires that  
submittal of a proposed change to a previously approved DRI be  
made to the local government, the regional planning agency, and  
the state land planning agency according to this form.

1. I, William A. Ockun 22c, the undersigned  
owner/authorized representative of Woodlands Country Club Assoc  
(developer)

hereby give notice of a proposed change to a previously approved  
Development of Regional Impact in accordance with Subsection  
380.06(19), Florida Statutes. In support thereof, I submit the

following information concerning the  
Woodland Exclusive Golf and Country Club (DRI # 202)  
(original & current project names)

development, which information is true and correct to the best of  
my knowledge. I have submitted today, under separate cover,  
copies of this completed notification to  
Manatee County  
(local government)

to the Tampa Bay Regional Planning Council, and  
to the Bureau of State Planning, Department of Community Affairs.

9/30/94  
(Date)

W. Ockun  
(Signature)

**NOTICE OF PROPOSED CHANGE**  
**DRI #202, Unnamed Exclusive Golf and Country Club;**  
**Manatee County, Florida.**

**2. Applicant (name, address, phone).**

for: Unnamed Exclusive Golf and Country Club. DRI #202  
Woodlands Country Club Associates.  
Attn. Patrick K. Neal  
3711 Cortez Road West  
Bradenton, Florida 34210  
813-756-0677

**3. Authorized Agent (name, address, phone).**

For Unnamed Exclusive...  
William A. Ockunzzi  
Ockunzzi & Associates  
147 147th Avenue  
Madeira Beach, Florida 33708  
813-786-0456      813-393-2658 (FAX)

**4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Unnamed Exclusive... is located in Manatee County, Florida.  
Unnamed Exclusive is located in all or portions of Sections 25, 26, 35, and 36;  
Township 35 South; Range 18 East.

**5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.**

Unnamed Exclusive... is proposing to add approximately 164.23 acres of land to its approved DRI Development Order. This additional land, herein after referred to as the "First Addition", will not result in any increase or decrease to the approved development totals. Ingress and egress points for Unnamed Exclusive... will not change as a result of this added land. Development Order conditions will not change with the exception of Conditions D.(9) and P.(6). Condition D.(9) is changed to reflect additional conservation area acreage and Condition P. (6) is changed to reflect an expiration date of "15 years from the date of approval of the NOPC." rather than from the date of approval of the original Development Order, which was September 27, 1993.

1.

The First Addition to Unnamed Exclusive... will be used to accommodate approved land uses (residential, open space, and recreation). Because no overall increase in development totals is being requested, the net result is a decrease in intensity and density of Unnamed Exclusive... For example, the approved units per acre will decrease from 1.17 units/acre to 1.01 units/acre.

Because this land was included in the Arvida... DRI all land based questions were fully and satisfactorily addressed. Existing conditions in the Unnamed Exclusive... Development Order are, at minimum, equal to the conditions addressing this land in the Arvida... Development Order. In this regard it should be noted that the land being added to Unnamed Exclusive... has the following composition.

1. The entire acreage has been used for agricultural purposes (grazing and pasture lands, and certain agricultural crops, etc.) since at least 1956 (pasture improved).
2. The land use/land cover inventory is as set forth below:

Improved pasture:	92 acres
Unimproved pasture:	72 acres
Total:	164 acres
3. The land has no SWFWMD or DEP jurisdictional wetlands. Wetland areas 1,2, and 5 identified in the Arvida... Development Order for "special planning and development considerations" (Arvida... condition # D. (1)) constitute "conservation" areas pursuant to the Unnamed Exclusive... Development Order (condition #D.(9)) and will remain undisturbed or mitigated as provided by the condition now in force. Wetland areas 1,2, and 5 have been denoted as "conservation areas" on revised Map H which is included herein in section 5

Furthermore, because this additional acreage was approved for commercial, office, and research and technology park land uses within Arvida...and because this acreage will be substantially down zoned when the acreage becomes part of Unnamed Exclusive..., there will be an overall net decrease in development impacts to the area.

No changes to the phasing schedule (single phase only) or the commencement date (development has commenced) are proposed for Unnamed Exclusive... The representations included in the Unnamed Exclusive... Application for Development Approval and Development Order remain unchanged.

Arvida..., which is proposing to abandon it's Development Order, will delete the 164.23 acres. Arvida will also delete the development totals planned for the acreage and further reduce overall development for the remainder of the Arvida... project.

2.



Indicate such change on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

A Revised "Map H" for Unnamed Exclusive... is included herein in section 5

6. **Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.**

The completed Substantial Deviation Determination Chart for Unnamed Exclusive... is included herein in section 6

7. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

for Unnamed Exclusive...

Manatee County Ordinance 91-21 adopted on September 27, 1993 constitutes the original Development Order. There have been no amendments and there has been no change in the local government with jurisdiction.

8. **Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.**

No lands have been purchased or optioned within 1/4 mile of Unnamed Exclusive... other than the 164.23 acres that are the subject of this NOPC. The transfer of the property from Arvida... to Unnamed Exclusive... and reduction in development totals are contingent upon approval of the Application for Rezoning, this NOPC and the Abandonment of Arvida... Adjacent, non-project land uses are shown in section 7

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06 (19) (b), Florida Statutes.

The changes to Unnamed Exclusive... and Arvida... are shown below to demonstrate that the changes to each project do not exceed the requirements of 380.06 (19) (b), Florida Statutes.

Criterion in 380.06 (19)(b)	Unnamed Exclusive...	Arvida...
1. Parking	No change, less.	Reduction, less.
2. Runway or Terminal	Not applicable.	Not applicable.
3. Hospital beds	Not applicable.	Not applicable.
4. Industrial Development Area.	Not applicable.	Actually a <u>decrease</u> of 56.75 acres or 100%
5. Mining acreage.	Not applicable.	Not applicable.
6. Office Development.	Not applicable.	Actually a <u>decrease</u> of 496,000 S.F. or 93%
7. Chemical or Petroleum Storage	Not applicable.	Not applicable.
8. Water Port or Wet Storage.	Not applicable.	Not applicable.
9. Number of dwelling Units	No increase or change.	Not applicable.
10. Commercial Development.	No increase or change.	Actually a <u>decrease</u> of 622,900 S.F. or 75.6%
11. Hotel or Motel Units.	Not applicable.	Actually a <u>decrease</u> 94 rooms or 38%
12. Recreational Vehicle Park.	Not applicable.	Not applicable.
13. Open space.	Actually an <u>increase</u> of approximately 23 acres or 70%.	A decrease because land is transferred to Unnamed Exclusive...
14. Multiuse Development.	Even with the added acreage the change is less than 100%. Most of the change is in added open space/ recreation.	All land uses are <u>reduced</u> . The open space is, in effect, transferred to Unnamed Exclusive...
15. External Vehicle Trips.	No change.	<u>Reduction</u> from 4112 to 2519(39%) peak hour trips.
16. Areas Set Aside for Special Protection.	No change.	No change.

4.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06 (19) (e) 2., F.S.

YES\_\_\_ NO\_xxxx

The land to be added to Unnamed Exclusive... has been previously reviewed pursuant to the review and approval of the Arvida... DRI and is and will be controlled by Development Order conditions in the Unnamed Exclusive... DRI that are equal to or more stringent than the equivalent conditions in the Arvida... Development Order. In effect, the impacts of each DRI are reduced or unchanged. The overall impacts to the area are reduced as a result of the changes.

**10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

The buildout date for Unnamed Exclusive... is extended to December 30, 2004 from December 31, 2001. There is no phasing in Unnamed Exclusive...

**11. Will the proposed change require an amendment to the local government comprehensive plan?**

No changes to the Manatee County Comprehensive Plan are required.

**Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:**

**12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

Please see revised Map H for Unnamed Exclusive... (section 5).

**13. Pursuant to Subsection 380.06 (19) (f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**

Please see Exhibit 1F for the precise language changes proposed for the Development Order amendment for Unnamed Exclusive...

**a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**

These items are fully addressed in sections 5 and 8.

**b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

An updated legal description for Unnamed Exclusive... is included on revised Map H (section 5) included herein.

An updated legal description for Arvida... is included on revised Map H in the Application for Abandonment (Exhibit 2C.)

**c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

No change to the commencement date for Unnamed Exclusive... (development has commenced) is requested.

**d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

The expiration date of the Unnamed Exclusive... Development Order is changed to 15 years from the date of approval of this NOPC. The original Development Order expired 15 years from the date of approval of the Development Order or September 27, 2008.

**e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**

The date until which Manatee County agrees that changes to the Unnamed Exclusive... DRI shall not be subject to down-zoning, unit density reduction or intensity reduction from the changes requested by the NOPC is changed to 10 years from the date the NOPC becomes final.

**f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.**

No change to the specifications for the Unnamed Exclusive... annual report is requested.

UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB  
 SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Attraction/Recreation	# Parking Spaces # Spectators # Seats Site locational changes Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations	None	None	N/A
Airports	Runway (length) Runway (strength) Terminal (gross square feet) # Parking Spaces # Gates Apron Area (gross square feet) Site locational changes Airport Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations	None	None	N/A
Hospitals	# Beds # Parking Spaces Building (gross square feet) Site locational changes Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations	None	None	N/A

UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB  
SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Industrial	Acreage, including drainage, ROW, easements, etc. # Parking Spaces Building (gross square feet) # Employees Chemical storage (barrels and lbs.) Site locational changes # External Vehicle Trips D.O. conditions ADA representations	None	None	N/A
Mining Operations	Acreage mined (year) Water Withdrawal (Gal/day) Size of Mine (acres), including drainage, ROW, easements, etc. Site locational changes # External Vehicle Trips D.O. conditions ADA representations	None	None	N/A
Office	Acreage, including drainage, ROW, easements, etc. Building (gross square feet) # Parking Spaces # Employees Site locational changes # External Vehicle Trips D.O. conditions ADA representations	None	None	N/A

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**UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB  
SUBSTANTIAL DEVIATION DETERMINATION CHART**

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE																														
Petroleum/Chem. Storage	Storage Capacity (barrels and/or lbs.) Distance to Navigable Waters (feet) Site locational changes Facility Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations	None	None	N/A																														
Port (Marinas)	# boats, wet storage # boats, dry storage Dredge and fill (cu. yds.) Petroleum storage (gals.) Site locational changes Port Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations	None	None	N/A																														
Residential	# dwelling units Type of dwelling units # lots Acreage, including drainage, ROW, easements, etc. Site locational changes # External Vehicle Trips D.O. conditions	<table border="0"> <tr> <td><u>Option I</u></td> <td><u>Option II</u></td> </tr> <tr> <td>1,038</td> <td>1,238</td> </tr> <tr> <td>S.F.</td> <td>S.F.</td> </tr> <tr> <td>755 ac</td> <td>776 ac</td> </tr> </table> <table border="0"> <tr> <td>1,193</td> <td>1,193</td> </tr> <tr> <td>Added</td> <td>Added</td> </tr> <tr> <td>acreage</td> <td>acreage</td> </tr> <tr> <td>no change</td> <td>no change</td> </tr> </table>	<u>Option I</u>	<u>Option II</u>	1,038	1,238	S.F.	S.F.	755 ac	776 ac	1,193	1,193	Added	Added	acreage	acreage	no change	no change	<table border="0"> <tr> <td><u>Option I</u></td> <td><u>Option II</u></td> </tr> <tr> <td>1,038</td> <td>1,238</td> </tr> <tr> <td>S.F.</td> <td>S.F.</td> </tr> <tr> <td>615</td> <td>636</td> </tr> <tr> <td>N/A</td> <td>N/A</td> </tr> </table> <table border="0"> <tr> <td>1,193</td> <td>1,193</td> </tr> <tr> <td>no change</td> <td>no change</td> </tr> </table>	<u>Option I</u>	<u>Option II</u>	1,038	1,238	S.F.	S.F.	615	636	N/A	N/A	1,193	1,193	no change	no change	N/A
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UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB  
SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Wholesale, Retail, Service	<p>Acreage, including drainage, ROW, easements, etc. Floor space (gross square feet) # Parking Spaces # Employees Site locational changes # External Vehicle Trips D.O. conditions ADA representations</p>	No Change	<p><u>Option I</u> 21 ac 88,000 400 --- --- inc. in res. N/A N/A</p> <p><u>Option II</u> 10 ac 40,000 400 --- --- inc. in res. N/A N/A</p>	N/A
Hotel/Motel	<p># Rental Units Floor space (gross square feet) # Parking Spaces # Employees Site locational changes Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations</p>	None	None	N/A
R.V. Park	<p>Acreage, including drainage, ROW, easements, etc. # Parking Spaces Buildings (gross square feet) # Employees Site locational changes # External Vehicle Trips D.O. conditions ADA representations</p>	None	None	N/A



**UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB  
SUBSTANTIAL DEVIATION DETERMINATION CHART**

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Open Space (All natural and vegetated non-impervious surfaces)	Acreage Site locational changes Development of site proposed D.O. conditions ADA representations	395 Added open space Golf, drainage; natural No change No change	357 None Golf, drainage; natural No change No change	N/A
Preservation, Buffer, or Special Protection Areas	Acreage Site locational changes Development of site proposed D.O. conditions ADA representations	80.16 None None No change, Added Acreage No change	50.54 None None No change No change	

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

(1) LEGAL DESCRIPTION  
(1a) UNNAMED EXCLUSIVE GOLF & COUNTRY CLUB (ORI #202)

A PARCEL OF LAND IN SECTIONS 25, 26, 35, AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE N00°01'00" W, (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM) A DISTANCE OF 2899.49 FEET TO THE W 1/4 OF SAID SECTION 36, THENCE N00°00'30" W, A DISTANCE OF 1349.81 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 35, THENCE S89°03'17" E, A DISTANCE OF 1374.87 FEET TO THE SOUTHWEST CORNER OF SECTION 35, THENCE S89°03'17" E, A DISTANCE OF 1374.87 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35, THENCE N00°05'44" W, A DISTANCE OF 1346.55 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 26, THENCE N00°12'12" E, A DISTANCE OF 662.30 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 26, THENCE N88°59'30" W, A DISTANCE OF 1380.82 FEET TO THE SOUTHWEST CORNER OF THE SAID N 1/4 OF THE SW 1/4 OF THE SW 1/4 THENCE N00°03'46" E, A DISTANCE OF 1981.78 FEET TO THE EAST LINE OF SAID SECTION 26, THENCE W00°07'12" E, A DISTANCE OF 1333.96 FEET TO THE NORTHWEST CORNER OF THE S 1/4 OF THE NW 1/4 OF SAID SECTION 26, THENCE S89°13'01" E, A DISTANCE OF 2840.13 FEET TO THE NORTHEAST CORNER OF SAID S 1/2 OF THE NW 1/4, THENCE S01°28'26" W, A DISTANCE OF 1334.27 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 26, THENCE S89°12'40" E, A DISTANCE OF 2807.69 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 25, THENCE N89°03'17" E, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 303.73 FEET TO A POINT THAT IS 303.55 FT. EAST OF AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF SAID SECTION 25, THENCE S02°45'45" W, AND PARALLEL TO THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID SECTION 36, THENCE CONTINUE S02°45'45" W, A DISTANCE OF 1.04 FEET TO A POINT THAT IS 303.55 FEET EAST OF AS MEASURED AT A RIGHT ANGLE TO WEST LINE OF SAID SECTION 36, THENCE S00°27'22" E, AND PARALLEL TO THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 1461.89 FEET, THENCE N89°27'25" W, AND PARALLEL TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 35, A DISTANCE OF 303.59 FEET TO THE EAST LINE OF SAID SECTION 35, THENCE CONTINUE N89°27'25" W, A DISTANCE OF 1513.94 FEET TO THE WEST LINE OF A 180 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, THENCE S00°28'00" W, ALONG SAID WEST LINE, A DISTANCE OF 2562.00 FEET TO THE WEST LINE OF SAID SECTION 36, THENCE S00°28'00" W, A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 35, THENCE N89°28'17" W, A DISTANCE OF 2154.66 FEET TO THE POINT OF BEGINNING

CONTAINING 877.94 ACRES, MORE OR LESS TOGETHER WITH AND INCLUDING ALL THAT PART OF THE N 1/2 OF THE NE 1/4 OF SAID SECTION 26 LYING SOUTHERLY AND WESTERLY OF THE BRADEN RIVER CONTAINING 42.7 ACRES, MORE OR LESS

(1b) LEGAL DESCRIPTION WALLACE TRACT

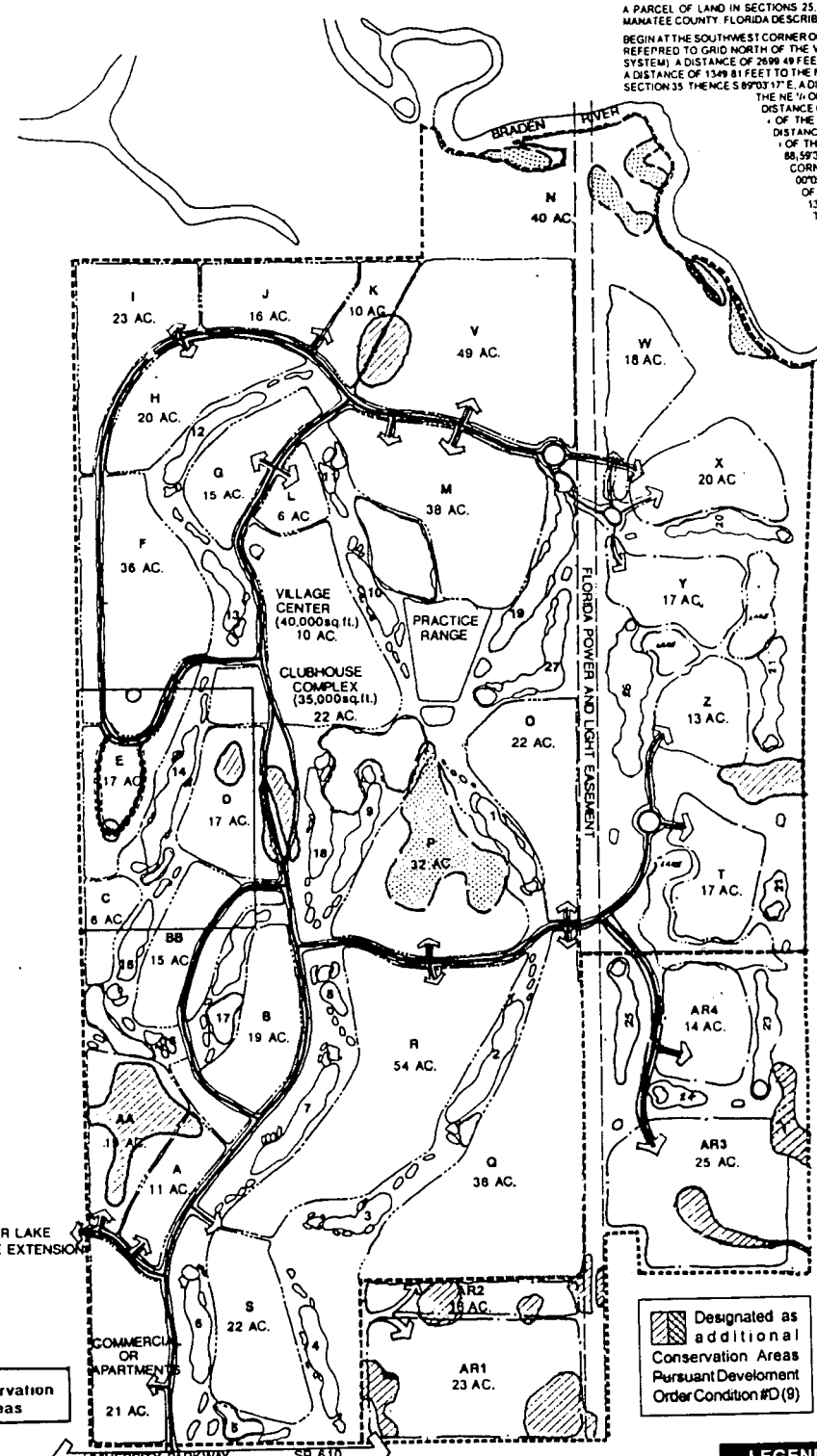
TOGETHER WITH THE NW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST, AND THE SOUTHWEST 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, CONTAINING 83 ACRES, MORE OR LESS

(1c) LEGAL DESCRIPTION SIMMS TRACT

THAT PORTION OF THE SOUTH HALF OF THE NORTH-EAST QUARTER, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LYING SOUTH OF THE CENTER LINE OF THE BRADEN RIVER LYING AND BEING IN MANATEE COUNTY, FLORIDA, CONTAINING 74.5 ACRES, MORE OR LESS

(1d) FIRST ADDITION: UNIVERSITY PARK COUNTRY CLUB

FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, BEGIN N 89°27'25" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY, ALSO BEING THE SOUTH BOUNDARY LINE OF SAID SECTION 35, A DISTANCE OF 1494.29 FEET TO THE EAST LINE OF A 180 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 154, PAGE 1919, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE S 89°27'25" W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH BOUNDARY LINE, A DISTANCE OF 1333.69 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE N 89°27'25" W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH BOUNDARY LINE, A DISTANCE OF 685.51 FEET; THENCE S 89°26'00" E, A DISTANCE OF 1326.66 FEET; THENCE S 89°27'25" E, A DISTANCE OF 1886.88 FEET TO THE WEST LINE OF SAID 180 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE N 89°26'00" E, ALONG SAID WEST LINE, A DISTANCE OF 3468.88 FEET; THENCE S 89°27'25" W, ALONG SAID WEST LINE, A DISTANCE OF 1533.94 FEET TO THE NORTH LINE OF SAID SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE CONTINUE S 89°27'25" E, A DISTANCE OF 261.59 FEET TO A POINT THAT IS 181.53 FEET EAST OF, AS MEASURED AT A RIGHT ANGLE TO, THE WEST LINE OF SAID SECTION 35; THENCE S 89°26'00" E, AND PARALLEL TO THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1435.71 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1435.71 FEET, A DISTANCE OF 81°21'55" W, AND LYING ON THE SOUTHWEST LINE OF SAID SECTION 35, A DISTANCE OF 1194.29 FEET TO THE POINT OF BEGINNING; THENCE N 89°27'25" W, ALONG SAID WEST LINE, A DISTANCE OF 1533.94 FEET TO THE WEST LINE OF SAID SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE CONTINUE S 89°27'25" E, A DISTANCE OF 193.71 FEET; THENCE S 89°26'00" E, A DISTANCE OF 89.17 FEET; THENCE S 89°27'25" E, A DISTANCE OF 1581.17 FEET; THENCE S 89°27'25" W, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 355.00 FEET TO THE EAST LINE OF SAID 180 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE S 89°26'00" W, ALONG SAID EAST LINE, A DISTANCE OF 488.00 FEET; THENCE S 89°26'00" W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1229.00 FEET TO THE POINT OF BEGINNING.



Prosvation areas

Designated as additional Conservation Areas Pursuant Development Order Condition #D (9)

LEGEND

• Residential (1238 Dwelling Units)	755 Acres
• Commercial (40,000 sq. ft. commercial, 8,000 sq. ft. restaurant or apartments 200 units)	21 Acres
• Village Center (40,000 sq. ft. commercial)	10 Acres
• 27 Hole Golf Course (clubhouse, restaurant, driving range, tees greens, fairways, roughs, drainage & natural areas)	322.26 Acres
• Roadways	68 Acres
• Others* (*Includes easements, jurisdictional areas conservation areas, misc. open space other than golf course)	64.64 Acres

WADE TRIM, INC.  
DESIGNER LANDSCAPE ARCHITECTURE PLANNING ENVIRONMENTAL DESIGN

REVISED  
10/4/94  
12/21/94

EXCLUSIVE GOLF & COUNTRY CLUB  
MANATEE COUNTY, FLORIDA  
PREPARED FOR: WOODLANDS COUNTRY CLUB ASSOCIATES

CONCEPTUAL MASTER DEVELOPMENT PLAN

(1) LEGAL DESCRIPTION  
 (1a) UNNAMED EXCLUSIVE GOLF & COUNTRY CLUB (ORI #202)

A PARCEL OF LAND IN SECTIONS 25, 26, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE N 00°01'01" W, (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM) A DISTANCE OF 2099.49 FEET TO THE NW 1/4 OF SAID SECTION 26, THENCE N 00°00'58" W, A DISTANCE OF 1348.91 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 35, THENCE S 89°03'17" E, A DISTANCE OF 1374.87 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35, THENCE N 00°04'44" W, A DISTANCE OF 1348.35 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 26, THENCE N 00°45'13" E, A DISTANCE OF 662.30 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 26, THENCE N 00°45'13" E, A DISTANCE OF 86.5930" W, A DISTANCE OF 1380.82 FEET TO THE SOUTHWEST CORNER OF THE SAID NW 1/4 OF THE SW 1/4 OF SAID SECTION 35, THENCE N 00°03'46" E, A DISTANCE OF 1981.78 FEET TO THE W 1/4 CORNER OF SAID SECTION 26, THENCE N 00°07'13" E, A DISTANCE OF 1333.96 FEET TO THE NORTHWEST CORNER OF THE S 1/2 OF THE NW 1/4 OF SAID SECTION 26, THENCE S 89°15'01" E, A DISTANCE OF 1334.27 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 26, THENCE S 89°12'40" E, A DISTANCE OF 807.89 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 25, THENCE 89°11'03" E, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 303.73 FEET TO A POINT THAT IS 303.55 FEET EAST OF AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF SAID SECTION 25, THENCE S 02°45'45" W, AND PARALLEL TO THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2673.33 FEET TO THE NORTH LINE OF SAID SECTION 36, THENCE CONTINUE S 02°45'45" W, A DISTANCE OF 1.04 FEET TO A POINT THAT IS 303.55 FEET EAST OF AS MEASURED AT A RIGHT ANGLE TO WEST LINE OF SAID SECTION 36, THENCE S 00°20'22" E, AND PARALLEL TO THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 1461.89 FEET, THENCE N 89°27'23" W, AND PARALLEL TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 35, A DISTANCE OF 303.50 FEET TO THE EAST LINE OF SAID SECTION 35, THENCE CONTINUE N 89°27'23" W, A DISTANCE OF 1513.94 FEET TO THE WEST LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, THENCE S 00°28'00" W, ALONG SAID WEST LINE, A DISTANCE OF 2560.80 FEET, THENCE N 89°27'47" W, A DISTANCE OF 1800.00 FEET, THENCE S 00°28'00" W, A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 35, THENCE N 89°27'17" W, A DISTANCE OF 1154.66 FEET TO THE POINT OF BEGINNING

CONTAINING 877.94 ACRES, MORE OR LESS TOGETHER WITH AND INCLUDING ALL THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 26 LYING SOUTHERLY AND WESTERLY OF THE BRADEN RIVER CONTAINING 42.7 ACRES, MORE OR LESS

(1b) LEGAL DESCRIPTION WALLACE TRACT

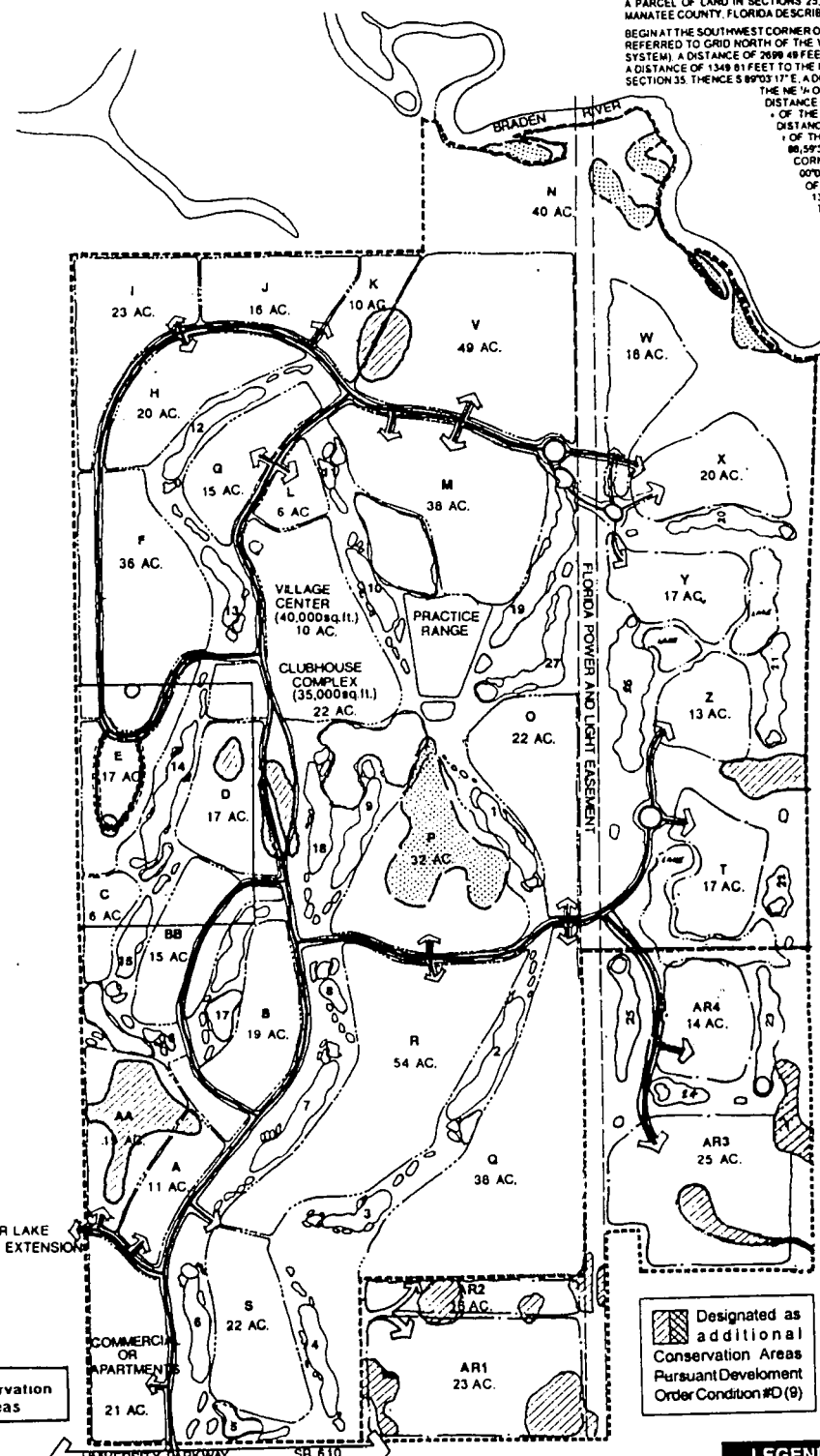
TOGETHER WITH THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, AND THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, CONTAINING 63 ACRES MORE OR LESS

(1c) LEGAL DESCRIPTION SIMMS TRACT

THAT PORTION OF THE SOUTH HALF OF THE NORTH-EAST QUARTER, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LYING SOUTH OF THE CENTER LINE OF THE BRADEN RIVER LYING AND BEING IN MANATEE COUNTY, FLORIDA.

(1d) FIRST ADDITION: UNIVERSITY PARK COUNTRY CLUB

FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, THE NW 1/4 OF SAID SECTION 35, ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY, A DISTANCE OF 1351.88 FEET TO THE EAST LINE OF A 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT IN OFFICIAL RECORDS BOOK 998, PAGE 1979, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FROM THE POINT OF BEGINNING, THENCE S 89°27'23" W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID EASEMENT LINE, A DISTANCE OF 1351.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, THENCE N 89°28'13" W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID SECTION LINE, A DISTANCE OF 485.51 FEET, THENCE S 89°26'46" E, A DISTANCE OF 1128.86 FEET, THENCE S 89°27'12" E, A DISTANCE OF 1800.00 FEET TO THE WEST LINE OF SAID 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, THENCE S 89°26'00" E, ALONG SAID WEST LINE, A DISTANCE OF 3160.80 FEET, THENCE N 89°27'23" W, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1511.94 FEET TO THE WEST LINE OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 18 EAST, THENCE CONTINUE S 89°27'23" W, A DISTANCE OF 303.55 FEET TO A POINT THAT IS 303.55 FEET EAST OF AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF SAID SECTION 35, THENCE S 00°20'22" E, AND PARALLEL TO THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1461.89 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 35, THENCE N 89°27'23" W, AND PARALLEL TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 35, A DISTANCE OF 303.50 FEET TO THE EAST LINE OF SAID SECTION 35, THENCE CONTINUE N 89°27'23" W, A DISTANCE OF 1513.94 FEET TO THE WEST LINE OF A 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, THENCE S 00°28'00" W, ALONG SAID WEST LINE, A DISTANCE OF 2560.80 FEET, THENCE N 89°27'47" W, A DISTANCE OF 1800.00 FEET, THENCE S 00°28'00" W, A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 35, THENCE N 89°27'17" W, A DISTANCE OF 1154.66 FEET TO THE POINT OF BEGINNING



Preservation areas

Designated as additional Conservation Areas Pursuant Development Order Condition #9

LEGEND

• Residential:	(1238 Dwelling Units)	755 Acres
• Commercial:	(40,000 sq. ft. commercial, 8,000 sq. ft. restaurant or apartments 200 units)	21 Acres
• Village Center:	(40,000 sq. ft. commercial)	10 Acres
• 27 Hole Golf Course:	(clubhouse, restaurant, driving range, tees greens, fairways, roughs, drainage & natural areas)	322.26 Acres
• Roadways:		68 Acres
• Others*	(Includes easements, jurisdictional areas, conservation areas, misc. open space other than golf course)	64.64 Acres

WADE TRIM, INC.  
 PREPARED BY: LAND SURVEYOR  
 LICENSE NO. 12721/84

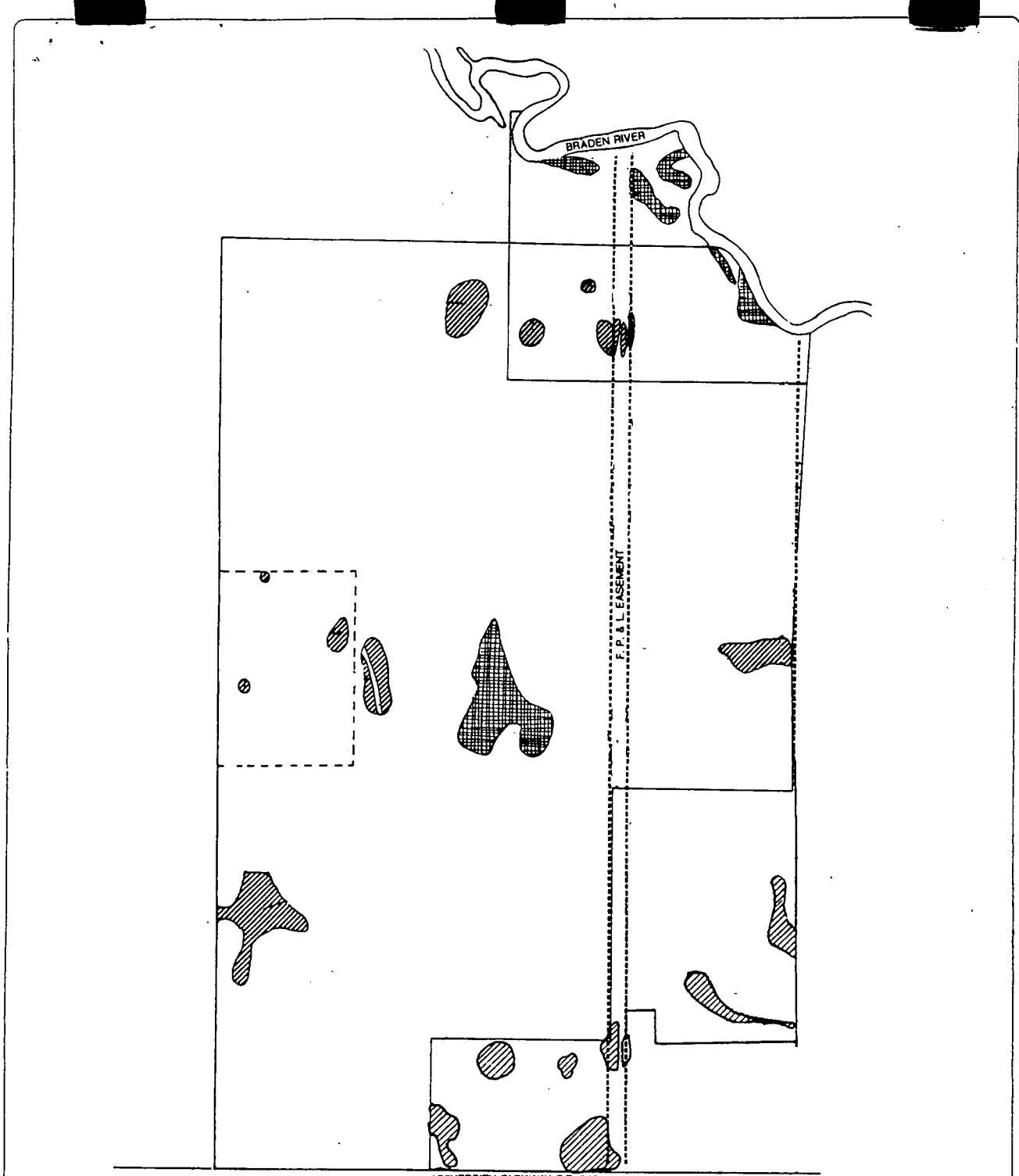
REVISED  
 10/4/94  
 12/21/84

EXCLUSIVE GOLF & COUNTRY CLUB  
 MANATEE COUNTY, FLORIDA  
 PREPARED FOR: WOODLANDS COUNTRY CLUB ASSOCIATES

CONCEPTUAL MASTER  
 DEVELOPMENT PLAN



MAP #

1007



UNIVERSITY PARKWAY S.R. 610

**LEGEND**

-  Conservation Areas to remain undisturbed. 34.91 ac.
-  Preservation areas to remain undisturbed. 22.33 ac.



**V. de-Trim**  
 Engineering & Landmark Architects  
 201 E. Kennedy Blvd., Suite 201 Tampa, FL 33602

REVISED:  
 4/2/93  
 12/22/94  
 2/6/95

**UNNAMED EXCLUSIVE GOLF CLUB**  
 MANATEE COUNTY FLORIDA  
 PREPARED FOR: WOODLANDS COUNTRY CLUB ASSOCIATES

**PRESERVATION/CONSERVATION AREAS**

MAP  
 C

LEGAL DESCRIPTION FOR ORD-95-13:

REVISED GENERAL DEVELOPMENT PLAN PARCEL:

TRACT 1: A PARCEL OF LAND IN SECTIONS 25, 26, 35, AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00°01'06" W, (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATION SYSTEM), A DISTANCE OF 2699.49 FEET TO THE W 1/4 OF SAID SECTION 35; THENCE N 00°00'58" W, A DISTANCE OF 1349.81 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE S 89°03'17" E, A DISTANCE OF 1374.67 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE N 00°05'44" W, A DISTANCE OF 1346.55 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 26; THENCE N 00°45'13" E, A DISTANCE OF 662.30 FEET TO THE SOUTHEAST CORNER OF THE N 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 26; THENCE N 88°59'30" W, A DISTANCE OF 1380.82 FEET TO THE SOUTHWEST CORNER OF THE SAID N 1/2 OF THE SW 1/4 OF THE SW 1/4; THENCE N 00°03'46" E, A DISTANCE OF 1981.78 FEET TO THE W 1/4 CORNER OF SAID SECTION 26; THENCE N 00°07'13" E, A DISTANCE OF 1333.96 FEET TO THE NORTHWEST CORNER OF THE S 1/2 OF THE NW 1/4 OF SAID SECTION 26; THENCE S 89°13'01" E, A DISTANCE OF 2840.13 FEET TO THE NORTHEAST CORNER OF SAID S 1/2 OF THE NW 1/4; THENCE S 01°26'26" W, A DISTANCE OF 1334.27 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 26; THENCE S 89°12'40" E, A DISTANCE OF 2807.69 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 25; THENCE S 89°11'03" E, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 303.73 FEET TO A POINT THAT IS 303.55 FEET EAST OF AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF SAID SECTION 25; THENCE S 02°45'45" W, AND PARALLEL TO THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2673.33 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE CONTINUE S 02°45'45" W, A DISTANCE OF 1.04 FEET TO A POINT THAT IS 303.55 FEET EAST OF AS MEASURED AT A RIGHT ANGLE TO WEST LINE OF SAID SECTION 36; THENCE S 00°20'22" E, AND PARALLEL TO THE WEST LINE OF SAID SECTION 36; A DISTANCE OF 1461.89 FEET; THENCE N 89°27'25" W, AND PARALLEL TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 35, A DISTANCE OF 303.59 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE CONTINUE N 89°27'25" W, A DISTANCE OF 1513.94 FEET TO THE WEST LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, THENCE S 00°26'00" W, ALONG SAID WEST LINE, A DISTANCE OF 2560.80 FEET; THENCE N 89°27'42" W, A DISTANCE OF 1800.00 FEET; THENCE S 00°26'00" W, A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 35; THENCE N 89°28'17" W, A DISTANCE OF 2154.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 877.94 ACRES, MORE OR LESS.

TRACT 2: TOGETHER WITH AND INCLUDING ALL THAT PART OF THE N 1/2 OF THE NE 1/4 OF SAID SECTION 26, LYING SOUTHERLY AND WESTERLY OF THE BRADEN RIVER.

CONTAINING 42.7 ACRES, MORE OR LESS.

WALLACE TRACT: TOGETHER WITH THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, AND THE SOUTH 1/2 OF THE SW 1/4 OF THE

SW 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 63.0 ACRES, MORE OR LESS.

SIMMS TRACT: TOGETHER WITH THAT PORTION OF THE UNNAMED EXCLUSIVE COUNTRY CLUB DESCRIBED AS THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LYING SOUTH OF THE BRADEN RIVER. LYING AND BEING IN MANATEE COUNTY, FLORIDA.

CONTAINING 74.5 ACRES, MORE OR LESS.

ARVIDA TRACT: FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, RUN N 89°27'25" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY, ALSO BEING THE SOUTH SECTION LINE OF SAID SECTION 35, A DISTANCE OF 1406.29 FEET TO THE EAST LINE OF A 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGE 1979, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE N 89°27'25" W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH SECTION LINE, A DISTANCE OF 1354.49 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE N 89°28'17" W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH SECTION LINE, A DISTANCE OF 605.51 FEET; THENCE N 00°26'00" E, A DISTANCE OF 1320.00 FEET; THENCE S 89°27'42" E, A DISTANCE OF 1800.00 FEET TO THE WEST LINE OF SAID 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE N 00°26'00" E, ALONG SAID WEST LINE A DISTANCE OF 2560.80 FEET; THENCE S 89°27'25" E, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1513.94 FEET TO THE WEST LINE OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE CONTINUE S 89°27'25" E, A DISTANCE OF 303.59 FEET TO A POINT THAT IS 303.55 FEET EAST OF, AS MEASURED AT A RIGHT ANGLE TO, THE WEST LINE OF SAID SECTION 36; THENCE S 00°20'22" E, AND PARALLEL TO THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 2561.09 FEET; THENCE N 89°27'25" W, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1435.71 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, SAID POINT HAVING A TANGENT BEARING OF S 31°21'59" W, AND LYING ON THE EASTERLY LINE OF LANDS OF FLORIDA POWER & LIGHT COMPANY DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 3443, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINES OF SAID LANDS THE FOLLOWING FIVE CALLS: NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 13°48'59" A DISTANCE OF 192.91 FEET; THENCE N 17°33'00" E, A DISTANCE OF 68.92 FEET; THENCE N 00°26'00" E, A DISTANCE OF 158.17 FEET; THENCE N 89°27'25" W, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 355.00 FEET TO THE EAST LINE OF SAID 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE S 00°26'00" W, ALONG SAID EAST LINE, A DISTANCE OF 400.00 FEET; THENCE S 00°26'00" W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 164.23 ACRES, MORE OR LESS.

EXHIBIT E

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2000

STATE OF FLORIDA COUNTY OF MANATEE

I hereby certify that the foregoing is a true copy of ORDINANCE NO. 95-13 adopted by the

Board of County Commissioners of said County on

the 23 day of Feb., 1995 this 28 day

of Feb., 1995, in Bradenton, Florida.

R. B. Shore  
Clerk of Circuit Court

By: Diane E. Walker

Acknowledgement  
received from  
Munis. Code - 3/20/95  
Dev.

- 1- JoAnne PFI
  - 1- Municipal Code
  - 1- B. Tyler, BCC
- 3/7/95  
JEL