

**MANATEE COUNTY ZONING ORDINANCE  
PDMU-99-02(G)(R5)  
RIVER CLUB PARK OF COMMERCE**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT APPROVING AND AMENDING ZONING ORDINANCE PDMU-99-02(G)(R3) REVISED GENERAL DEVELOPMENT PLAN FOR PHASES 2 & 5 OF THE DRI, AMENDING STIPULATION L(2)g, ELIMINATING AN 8' HIGH WALL, AND SUBSTITUTE WITH ENHANCED LANDSCAPING IN AN AREA WHERE THE WALL WAS TO BE CONSTRUCTED AND EXTENDING THE BUILD OUT DATE AND EXPIRATION DATE PURSUANT TO EXTENSIONS GRANTED WITH SENATE BILL (SB) 380.06 (19)b(14)b, HOUSE BILL 7207 AND 252.363, FLORIDA STATUTES AT RIVER CLUB PARK OF COMMERCE ON APPROXIMATELY 245.38 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF I-75 AND SR 70, EXTENDING SOUTH TO LINGER LODGE ROAD AND EAST TO BRADENTON WOODS; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA  
2012 JUN 18 PM 3:19

FILED

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

**SECTION 1.** Ordinance PDMU-99-02(G)(R3) is hereby amended regarding a stipulation pertaining to buffer requirements and with regard to extension of the build out and expiration dates. All stipulations hereby not hereby amended by this ordinance shall remain in full force and effect as previously approved in PDMU-99-02(G)(R3) and PDMU-99-02 (G)(R4).

**SECTION 2. FINDINGS OF FACT.** The Board of County Commissioners, after considering the testimony, evidence, documentation, application for approval of revised stipulations, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners held a duly noticed public hearing on June 7, 2012 regarding the application for amendment to stipulation L(2)g. described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and has further considered information received at the public hearing.

B. The amendment to stipulation L(2)g. regarding the property described in Section "5" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

**SECTION 3.** The Board of County Commissioners finds that the public purpose of the LDC regulations is satisfied by the proposed enhanced landscape design in lieu of an 8' high wall because adequate provisions have been taken to promote and enhance aesthetic quality and appearance and to preserve natural beauty in this area. Therefore, the Board hereby amends stipulation L(2)g. to read as follows:

L. GENERAL CONDITIONS

L(2). Non-Residential

- g. An enhanced landscape plan will be planted north from the borrow pit to where the main internal roadway crosses the FP&L easement prior to the second Certificate of Occupancy for the Project. The landscape plan shall be in strict conformance with the Landscape Plan submitted by Stewart Washmuth dated April 6, 2012 attached hereto as Exhibit A.

**SECTION 4.** Pursuant to extensions granted in SB 380.06(19)B(14)C, House Bill 7207 and Chapter 252.363, Florida Statutes, the build out date is extended to September 13, 2023 and the expiration date of the project is extended to September 13, 2025.

**SECTION 5. LEGAL DESCRIPTION.**

RIVER CLUB PARK OF COMMERCE\*

DESCRIPTION:

FROM THE N.W. CORNER OF BLOCK 1 OF BRADEN WOODS SUBDIVISION, PHASE I, AS RECORDED IN PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE N.E. CORNER OF BRADEN WOODS SUBDIVISION, PHASE V AS RECORDED IN PLAT BOOK 22, PAGE 97 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 70°20'03" W, ALONG THE BOUNDARY OF SAID BRADEN WOODS SUBDIVISION, PHASE V A DISTANCE OF 1036.13 FEET TO THE EAST LINE A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES; N 70°20'03" W, A DISTANCE OF 30.00 FEET; THENCE S 28°55'06" W, A DISTANCE OF 464.42 FEET; THENCE S 01°11'43" W, A DISTANCE OF 1286.17 FEET; THENCE S 00°36'23" W A DISTANCE OF 1331.85 FEET; THENCE S 89°37'50" E, A DISTANCE OF 244.50 FEET TO THE N.W. CORNER OF BRADEN WOODS SUBDIVISION, PHASE III, AS RECORDED IN PLAT BOOK 21, PAGE 129 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°36'23" W, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE WEST LINE OF BRADEN WOODS SUBDIVISION, PHASE IV, AS RECORDED IN PLAT BOOK 21, PAGE 159 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 3884.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) SECTION 13075-2402; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWELVE COURSES: N 83°02'44" W, A DISTANCE OF 569.68 FEET; AND N 89°32'55" W, A DISTANCE OF 260.89 FEET; AND N 13°41'35" W, A DISTANCE OF 2043.30 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'40", A DISTANCE OF 2889.07 FEET TO THE END OF SAID CURVE; AND N 03°24'57" E, A DISTANCE OF 304.84 FEET; AND N 01°15'18" E, A DISTANCE OF 1199.68 FEET; AND N 03°12'44" E, A DISTANCE OF 395.97 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 85°05'19" E, AT A DISTANCE OF 5635.58 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'21", A DISTANCE OF 951.38 FEET TO THE END OF SAID CURVE; AND N 37°47'42" E, A DISTANCE OF 221.34 FEET; AND N 84°10'55" E, A DISTANCE OF 221.34 FEET; AND S 72°37'29" E, A DISTANCE OF 748.74 FEET; AND S 70°20'03" E, A DISTANCE OF 400.00 FEET TO THE END OF SAID RIGHT OF WAY LINE; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70

(SECTION 13075-2403) THE FOLLOWING TWO COURSES; CONTINUE S 70°20'03" E, A DISTANCE OF 60.00 FEET; AND N 19°39'57" E, A DISTANCE OF 12.41 FEET TO THE AFORESAID EAST LINE OF A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S 01°11'43" W, A DISTANCE OF 685.74 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 13 AND 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A D.O.T. ACCESS RIGHT OF WAY (O.R.B. 977/362), A COUNTY MAINTAINED RIGHT OF WAY, AND ANY OTHER PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 245.38 ACRES, MORE OR LESS.

**SECTION 6. EFFECTIVE DATE.**

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

**PASSED AND DULY ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA THIS 7<sup>TH</sup> DAY OF JUNE, 2012.**

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

By: \_\_\_\_\_

*John R. Chapple*  
John R. Chapple, Chairman

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

By: \_\_\_\_\_

*R. B. Shore*  
Deputy Clerk



**EXHIBIT A**

**ENHANCED LANDSCAPE PLAN**

# RIVER CLUB PARK OF COMMERCE

MINOR MODIFICATION - EAST BUFFER ADDENDUM

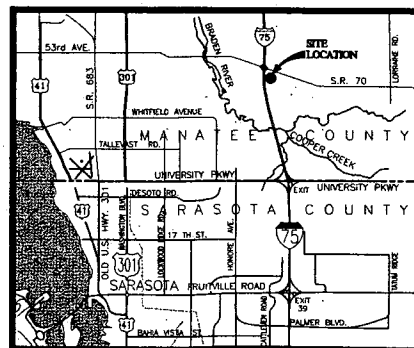
## FINAL LANDSCAPE PLANS

SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST

Developed by:  
 Casvak River Club, LLC  
 401 North Cattlemen Road  
 Sarasota, Florida 34232

**Stewart ~  
 Washmuth  
 & Co.,  
 Inc.**  
 LANDSCAPE  
 ARCHITECTS

1916 Rain Forest Trail  
 Sarasota, Florida 34240  
 Phone: 941-377-4704  
 Fax: 941-377-1849



VICINITY MAP

### INDEX OF DRAWINGS

SHEET	DESCRIPTION
	COVER SHEET
LA1	FINAL TREE PROTECTION / REMOVAL PLAN - OVERALL
LA2	FINAL TREE PROTECTION / REMOVAL PLAN - NORTH HALF
LA3	FINAL TREE PROTECTION / REMOVAL PLAN SOUTH HALF
LA4	FINAL TREE LANDSCAPE PLAN - OVERALL
LA5-LA10	FINAL LANDSCAPE PLANS
LA11-12	FINAL LANDSCAPE PLAN DETAILS
LA13	EAST BUFFER LANDSCAPE PLAN
IR16	EAST BUFFER IRRIGATION PLAN
ISSUE DATE: 05/20/05	
REVISION #1: 06/11/08	
REVISION #2: 08/05/08	
REVISION #3: 03/24/09 - CHANGES ON ALL SHEETS	
REVISION #4: 02/26/10	
REVISION #5: 07/01/11	
REVISION #6: 04/02/12 - ADDENDUM SHEETS LA13 & IR16	

River Club Park of Commerce  
 Revision #6: 07/01/11  
 Plan revisions since FSP Revision #5 approval

Planting & Irrigation Plans - included within Addendum Set

Sheet No.	Description of Revisions
Cover	This summary added
LA1	Replacement tree calculations revised for additional trees planted within the east buffer area.
LA13	East buffer area perimeter wall removed & planting density increased
IR16	East buffer area irrigation modified for revised planting.



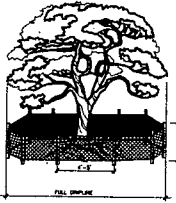
48 HOURS BEFORE YOU DIG  
 CALL SUNSHINE STATE  
 ONE CALL OF FLORIDA, INC.  
 1-800-432-4770  
 IT'S THE LAW IN FLORIDA  
 FL. STATUTE 556 REQUIRES A MINIMUM  
 OF 2 DAYS AND MAX. OF 5 DAYS  
 NOTICE BEFORE YOU EXCAVATE.

Exhibit "A"

- NOTES:
- NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENGINEER.
  - THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE ANY TREES THAT ARE TO REMAIN.
  - ROOTS GREATER THAN 1" DIAM. SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE COUNTY.
  - ROOTS OF 1" DIAM. OR LARGER THAT NEED TO BE CUT SHALL BE CUT NEATLY.

**INSTALLATION SPECIFICATIONS:**

- CHAIN LINK FENCING (NEW OR USED) WITH WOOD SUPPORTS
- MINIMUM HEIGHT TO BE PROTECTED
  - ALL TREES, DRIP LINE
  - METHOD OF ERECTION (SEE DRAWING)
  - MINIMUM HEIGHT OF UPRIGHTS SHALL BE 6' AS MEASURED FROM GRADE AND NO LESS THAN 2" LAMBER (2" x 4") (DIA. OF UPRIGHT SHALL BE USED TO PROTECT THE TREE)
  - UPRIGHTS SHALL BE SPACED AT NO MORE THAN 4'-5"



**TREE BARRICADE DETAIL**

N.T.S.

**TREE PROTECTION AND REMOVAL NOTES**

TREES IN THE 1-75 AND SP 70 BUFFERS ARE TO BE PROTECTED IN ACCORDANCE TO ZONING ORDINANCE PENAL-99-07(P) RECORDED OCTOBER 22, 2007, STATUTION C. ENVIRONMENT, 1, VEGETATION, WILDLIFE AND WETLANDS.

TREE PROTECTION AND REMOVAL SHALL BE DONE IN CONFORMANCE TO MANATEE COUNTY LOR, SECTION 714, TREE PROTECTION.

THE APPROVED LANDSCAPE PLAN FUNCTIONS AS A COUNTY APPROVED TREE REMOVAL PERMIT.

ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING AS REQUIRED BY THE LDC, THE PURPOSE OF THIS MEETING IS TO DISCUSS TREE PROTECTION AND TO IDENTIFY TREES IN THE FIELD TO BE RETAINED AND REMOVED.

PRIOR TO LAND CLEARING, THE CONTRACTOR SHALL CLEARLY MARK (WITH RED FLAGGING) ALL TREES TO BE PROTECTED AND SHALL ERECT BARRICADES AROUND ALL TREES TO BE PROTECTED.

TREE BARRICADES SHALL REMAIN UP DURING ALL PHASES OF CONSTRUCTION AND PENALTIES FOR NONCOMPLIANCE OR UNAUTHORIZED TREE REMOVAL SHALL APPLY IN ACCORDANCE WITH THE LDC.

NO IMPROVEMENTS, FILL, GRADE CHANGES OR COMPACTION OF SOIL DUE TO HEAVY MACHINERY IS PERMITTED WITHIN THE DRIFLINE OF BARRICADED TREES. ONLY HAND LABOR IS ALLOWABLE WITHIN THE DRIFLINE.

EXISTING NATIVE VEGETATION LOCATED WITHIN THE LANDSCAPE BUFFERS SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE. THERE SHALL BE NO OVERLAP OF UNDERGROUND PIPE LINES, CABLES, OR STORMWATER FACILITIES WITH ANY PROPOSED LANDSCAPE BUFFER CONTAINING DESIRABLE NATIVE VEGETATION WITH THE EXCEPTION OF LIMITED CROSSINGS.

TREE BARRICADES FOR TREES TO BE PRESERVED SHALL BE LOCATED AT THE DRIP LINE UNLESS OTHERWISE APPROVED BY THE MANATEE COUNTY PLANNING DEPARTMENT. THE DRIP LINE SHALL BE DEFINED AS THE OUTER BRANCH EDGE OF THE TREE CANOPY. THE AREA WITHIN THE DRIP LINE SHALL REMAIN UNDISTURBED AND SHALL BE CLEARLY SHOWN ON THE PLANS. PROTECTED VEGETATED AREAS SHALL BE DEMARCATED AT THE BOUNDARIES WITH HIGHLY VISIBLE SIGNS.

EXCEPT AS SET FORTH IN THE RIVER CLUB PARK OF COMMERCE LANDSCAPE BUFFER TREE/PLANT PRESERVATION SPECIFICATIONS MANAGEMENT PLAN (SEE LANDSCAPE PLANS), THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE DRIP LINE OF PRESERVED TREES: MACHINERY AND VEHICLE TRAVEL OF PARKING, UNDERGROUND UTILITIES, FILLING OR EXCAVATION, STORAGE OF CONSTRUCTION MATERIALS. THE TREE PROTECTION BARRICADES SHALL CONSIST OF CHAIN LINK FENCE (NEW OR USED) WITH A MINIMUM 5' HEIGHT UNLESS OTHERWISE APPROVED BY THE PLANNING DEPARTMENT. SEE DETAIL THIS PLAN.

SILT BARRIERS, HAY BALES OR SIMILARLY EFFECTIVE EROSION CONTROL BARRIERS WILL BE REQUIRED IN ANY AREA WHERE EROSION OR SALTATION MAY CAUSE DAMAGE TO TREES.

IF BURNING OF TREES AND/OR BRANCHES ARE REQUIRED FOR LAND CLEARING, A BURN PERMIT MUST BE OBTAINED FROM THE ENVIRONMENTAL MANAGEMENT DEPARTMENT.

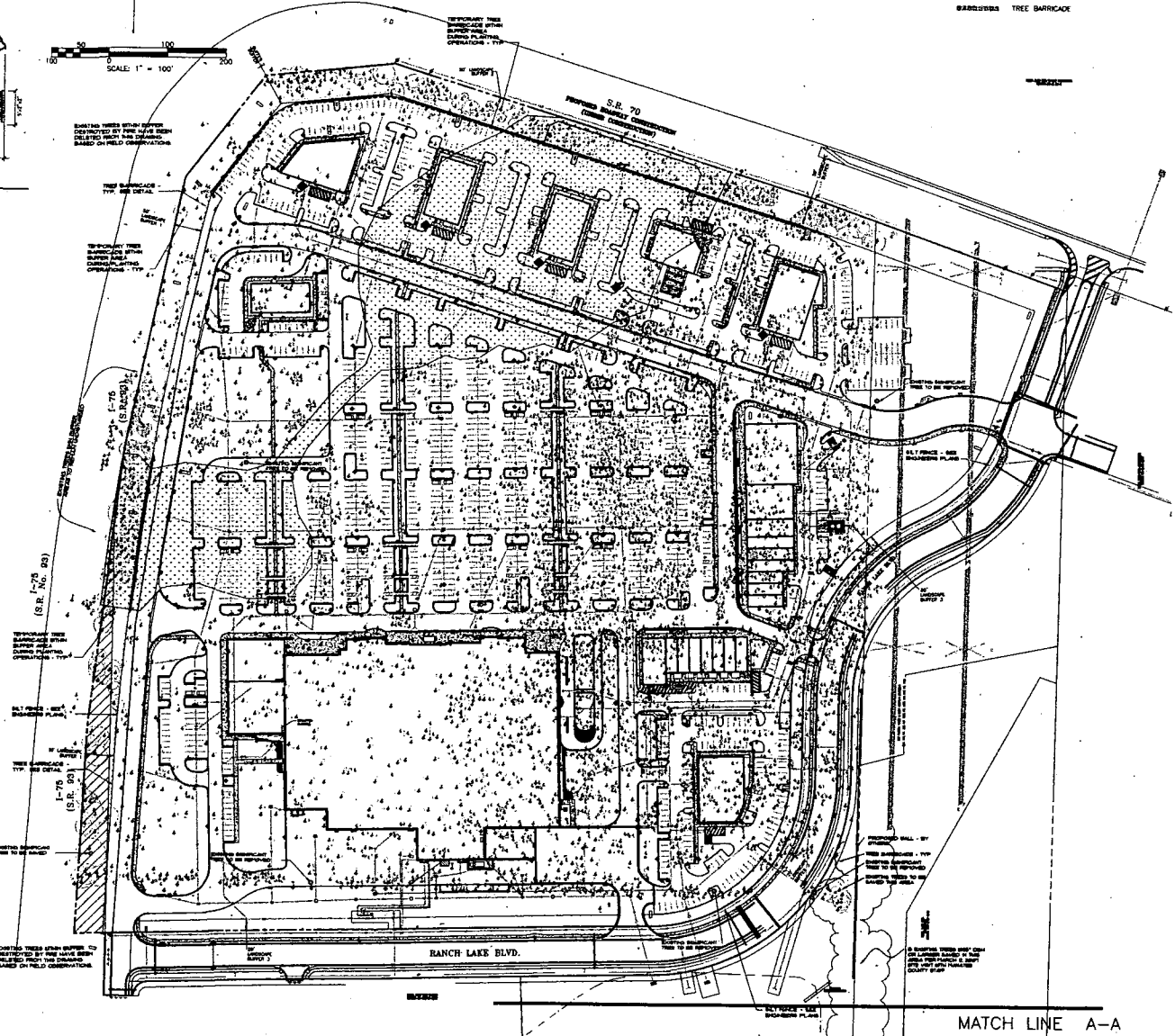
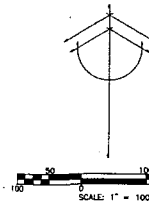
**EXOTIC PLANT SPECIES MANAGEMENT PLAN**

IN ACCORDANCE WITH SECTION 715.4 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC), THE FOLLOWING EXOTIC PLANT SPECIES MANAGEMENT PLAN WILL BE IMPLEMENTED AT THE RIVER CLUB PARK OF COMMERCE PROJECT SITE.

ALL INVASIVE EXOTIC PLANT SPECIES, AS IDENTIFIED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL 2007 LIST OF INVASIVE PLANT SPECIES AS CATEGORY 1 OR CATEGORY 2 INVASIVE EXOTIC PLANTS, WILL BE REMOVED FROM UPLAND OPEN SPACES LOCATED ON THE PROJECT SITE PRIOR TO OCCUPANCY. THIS WILL INCLUDE, BUT IS NOT LIMITED TO, COMMON INVASIVE SPECIES TYPICALLY FOUND IN THE AREA SUCH AS BRAZILIAN PEPPER (SCHOMBURGKIA TIBERHOLZII), CASHEW (ANACARDIUM OCCIDENTALE), AND EXOTIC VINES SUCH AS ROSARY PEA (AMBRUS PRECATORIOUS) AND AIR-POPLAR (BIOSCOPIA BALSAMIFERA).

REMOVAL METHODS WILL INCLUDE A COMBINATION OF HAND REMOVAL, CUT-AND-PILE, AND SYSTEMIC HERBICIDE TREATMENTS. CONSIDER THE METHODS DESCRIBED IN THE UNIVERSITY OF FLORIDA EXTENSION INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (IFAS) PUBLICATION TITLED "CONTROL OF NON-NATIVE PLANTS IN NATURAL AREAS OF FLORIDA". ALL HERBICIDE APPLICATIONS WILL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED PESTICIDE APPLICATOR LICENSED BY THE STATE OF FLORIDA.

EXOTIC PLANT SPECIES REMOVAL WILL BE PERFORMED IN ORDER TO PREVENT REESTABLISHMENT OF EXOTIC PLANT SPECIES. FOLLOWING CONSTRUCTION, THE PROJECT AREA WILL CONSIST OF AN ACTIVE COMMERCIAL EXOTIC AND LANDSCAPES WILL BE MAINTAINED REGULARLY THROUGHOUT THE SITE.



**LEGEND**

- EXIST. OAK
- EXIST. MAPLE
- EXIST. PINE
- EXIST. PALM
- EXIST. BAY
- EXIST. CEDAR
- INDICATES SIGNIFICANT EXIST. TREE EXCEEDING 24" DBH LOC. SECTION 737.4.1.2.4
- TREE/PALM SAVED (EXIST. TREES NOT MARKED ARE TO BE REMOVED)
- PROP. SIDEWALKS, UTILITY PATHS, ETC.
- PROP. ROW RESERVATION
- EXIST. WETLAND
- TREE BARRICADE

**EXISTING TREES/PALMS SAVED**

4224 TREES/PALMS IN LANDSCAPE BUFFERS AND UNDERSTANDING NUMBER ADJACENT TO EXIST. STORMWATER POND ARE SAVED.

TREES TO BE REMOVED INVENTORY TABLE - SEE NOTE 1:	TOTAL
TREES 4"-15"	312
TREES 16"-30"	9
TREES 31"-42"	2,217
PALM	134
TOTAL	2,331

REMOVED TREES ARE TO BE REPLACED AS FOLLOWS:

EXIST. TREE SIZE	REPLACEMENT CALIPER	REPLACEMENT RATIO	TOTAL
4"-15"	3" CAL.	1:1	312
16"-30"	5"	1:1**	9
OVER 30"	7"	3:1	6,651
TOTAL			7,971

**TREE REPLACEMENT QUANTITIES**

TREE SIZE & TYPE	REPLACEMENT CALIPER & QUANTITY	TOTAL
4"-15" TREE	3" CAL. (1 x 1,898)	1,898
16"-30" TREE	3" CAL. (1 x 312)	312
OVER 30" TREE	7" CAL.	0
SUB-TOTAL		2,210
PALM	15" HT. (1 x 134)	134
TOTAL		2,344

\* A DEDUCTION IN THE AMOUNT OF 47 TREES FROM 1,900 REPRESENTS 78% OF AN ACRE OF ADDITIONAL OPEN SPACE PROVIDED BY THE APPLICANT AS NOTED PER NATURAL RESOURCES DIVISION STAFF RECOMMENDATIONS.

\*\* THIS CATEGORY OF TREE REPLACEMENT REFLECTS A REDUCTION IN THE RATIO FROM 2:1 TO 1:1 AND A REDUCTION OF CALIPER SIZE FROM 5" TO 3" AS NOTED PER NATURAL RESOURCES DIVISION STAFF RECOMMENDATIONS.

**NOTE 1:**

QUANTITIES OF TREES REMOVED ARE BASED UPON A TREE ASSESSMENT CONDUCTED BY JOE SAMNIK OF SAMNIK & ASSOCIATES, LLC. AND COORDINATED WITH MANATEE COUNTY NATURAL RESOURCE DIVISION STAFF.

TREE QUANTITIES HAVE BEEN ADJUSTED TO MATCH THE ORIGINALLY APPROVED PLAN (1,038 TREES) BY THINNING THE QUANTITIES WITHIN THE BUFFER AREAS AND THROUGHOUT THE PARKING LOT. A TOTAL OF 23 TREES HAVE BEEN REMOVED TO MEET THIS GOAL. MINIMUM REQUIRED PLANS PREPARED BY THE ENGINEERING FOR OFF-SITE TREE PLANTING PERMANENT-99-02 / 159-068-14000.

**PROPOSED TREES LEFT ON-SITE**

TYPE	REPLACEMENT SIZE	TOTAL
EXIST. TREE	3" CAL.	3,302
PALM	12" - 15" HT.	171
TOTAL		3,473

A TOTAL OF 1,110 - 3" CALIPER TREES AND 171 PALMS = 1,281 TREES ARE TO BE PLANTED ON-SITE. THE REMAINING 1,038 - 3" CALIPER TREES SHALL BE REPLACED, IN ORDER OF PREFERENCE WITHIN OTHER PHASES OF THE RIVER CLUB PARK OF COMMERCE DR. OR OFF-SITE PLANTING LOCATIONS WITHIN THE EXISTING COUNTY TREE PLANTING PLAN FOR THE RIVER CLUB PARK OF COMMERCE. OFF-SITE PLANTING LOCATIONS SHALL BE APPROVED BY THE PLANNING DEPARTMENT WITH THE FINAL SITE PLAN.

THE DEVELOPER SHALL COORDINATE WITH MANATEE COUNTY STAFF AND PROJECT LANDSCAPE ARCHITECT IN REGARDS TO THE OFF-SITE PLANTING OPTIONS.

**OFF-SITE TREE REPLACEMENT**

TOTAL REQUIRED TREES	TOTAL
TOTAL REQUIRED TREES	2,304
SUB-TOTAL PROPOSED TREES ON-SITE	1,281
TOTAL REQUIRED TREES OFF-SITE	1,023

ALSO SEE SHEETS LA4 AND LA11 FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

C:\AD00A\B26\REV 5\AR26LA1-LA10.DWG

CERTIFICATE OF AUTHORIZATION  
NO. LC-0000280

**River Club Park of Commerce**  
1-75 at State Road 10  
MANATEE COUNTY, FLORIDA  
Developed By: Casvák River Club, LLC

PROJECT NO. 0826  
SCALE 1" = 100'  
DATE 05/14/08  
DRAIN BY EEB  
ISSUED 06/16/08

**Stewart Washmuth & Co., Inc.**  
LANDSCAPE ARCHITECTS  
1916 Rain Forest Trail  
Sarasota, Florida 34240  
Phone: 941-377-4704  
Fax: 941-377-1849

**Final Tree Protection / Removal Plan - Overall**

NO.	REVISIONS	SHEET NO.
1	06/16/08	LA1
2	08/06/08	Tree removal - no change
3	03/24/09	Buffer area exist. trees
4	07/26/09	Blgd. A + parking
5	07/26/09	Blgd. A + parking
6	04/02/12	Tree caliper

Exhibit "A"

**PLANT LIST - THIS SHEET ONLY** QUANTITIES PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION IN ACCORDANCE WITH PLANS.

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
<b>TREES</b>					
LI	10	ORANGE MYRTLE	Lagerstroemia indica	65 GAL. 10'-14" HT. 4" SPR. MULTI STM 1 1/2"-2" EA	
PE	32	SLASH PINE	Pinus elliotii	3" GAL. 30 GAL. 12'-15" HT. 4" SPR	
JS	30	SOUTHERN RED CEDAR	Juniperus silicea	3" GAL. FG. 10'-12" HT. B&B	
SP	30	CABBAGE PALM	Sabal palmetto	12' - 15' CT. FULL FG. B&B, HURRICANE CUT	
<b>102 TOTAL</b>					
<b>SHRUBS/GROUND COVER</b>					
VO07	84	WALTER'S VIBURNUM	Viburnum obtatum 'Walter's'	7 GAL. 42" - 48" HT.	PLANT 4" OC.
VO17	84	SWEET VIBURNUM	Viburnum adpressissimum	7 GAL. 42" - 48" HT.	PLANT 4" OC.
TDA	43	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 GAL. 24" - 32" HT.	PLANT 4" OC.
MF	24	SIMPSON'S STOPPER	Myciathes fragrans	3 GAL. 18" - 24" HT.	PLANT 3" OC.
<b>235 TOTAL</b>					
N/A	**	MULCH	Grade "B"		3" DEPTH
N/A	**	REMOVE EXISTING TURF			DISPOSE OF AT COUNTY APPROVED OFF SITE LOCATION OR AS DIRECTED BY OWNER

\*\* QUANTITIES TO BE DETERMINED BY LANDSCAPE CONTRACTOR

**GENERAL LANDSCAPE NOTES**

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS. DISCREPANCIES IN DOCUMENTS OR SITE CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING AT TIME OF BIDDING OR DISCOVERY, AND NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT TIME OF BIDDING (ONLY EXTREMELY PECULIAR AND UNUSUAL CONDITIONS WILL BE CONSIDERED FOR NEGOTIATION).

THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND/OR IRRIGATION INSTALLATION AS SHOWN OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR FOR REASONABLE ACCESS TO POWER AND WATER SOURCES AS REQUIRED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WORK ACTIVITIES WITHIN THE LIMITS OF WORK AND PERFORMING WORK AT TIMES AND IN A MANNER AS PRESCRIBED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY PROPERTY LINE & R/W LINE LOCATIONS BEFORE INSTALLATION OF ANY PLANT MATERIAL AND/OR IRRIGATION SYSTEM.

ALL QUESTIONS CONCERNING THIS PLAN SET OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.

IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL PREVAIL. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED REGARDING DISCREPANCIES BETWEEN WRITTEN PLANT QUANTITIES AND PLAN GRAPHICS.

PLANT MATERIALS ARE TO BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE ARCHITECT WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF THE INTENDED CHANGES.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THE PLAN SET.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES OR PROFESSIONALS ON THE SITE WHOSE WORK MAY OVERLAP OR INTERFERE WITH THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.

THE LANDSCAPE CONTRACTOR AND/OR GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN SITE CONDITIONS OR NON-COMFORMANCE TO SPECIFICATIONS, SUCH AS GRADING, BACKFILL, REMOVAL OF DEBRIS, GRUBBING, ETC.

ALL TREES, INCLUDING PALMS, SHALL BE SET VERTICALLY TO THE GROUND, OR IF ON SLOPES OR BERMS, SHALL BE SET VERTICALLY TO THE SURROUNDING FLAT TERRAIN.

ALL PLANTS TO BE FERTILIZED WITH AGRIFORM 20-10-05 TABLETS AS PER INSTRUCTIONS AND MODIFIED AS NEEDED PER RESULTS OF THE SOIL TESTS.

THERE SHALL BE NO ADDITIONS, DELETIONS, OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS OR AREAS SHALL BE CLEAN OF ALL TRASH, DEBRIS OR OTHER NON-INDIGENOUS MATERIALS TO A DEPTH OF 18"-24" PRIOR TO ANY LANDSCAPE INSTALLATION. REMOVE ANY COMPACTED BASE MATERIAL WITHIN PLANTING AREAS AND BRING AREA TO GRAD.

NO CLEARING, GRUBBING, EXCAVATING, AND/OR GRADING UNDER THE DROP LINE OF TREES TO REMAIN TO BE DONE WILL BE PERMITTED. ANY EXCEPTIONS TO THIS SHALL BE APPROVED BY MANATEE COUNTY STAFF PRIOR TO SUCH WORK.

THE LANDSCAPE CONTRACTOR SHALL BE AWARE OF UNDERGROUND UTILITIES. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL CHECK WITH THE SITE GENERAL CONTRACTOR FOR THE LOCATION OF ALL UTILITIES. NEW TREES/PALMS SHALL BE LOCATED A MINIMUM OF 6' FROM UNDERGROUND UTILITIES AND 3' FROM PROPERTY LINES.

BACKFILL PLANTING PITS WITH A WEED FREE NATIVE TOP SOIL HAVING A PH OF 5.0 - 6.5. AMEND SOIL AS NECESSARY.

HERBICIDES & PESTICIDES SHALL BE APPLIED BY A FIRM LICENSED IN FLORIDA FOR SUCH APPLICATIONS.

**LANDSCAPE NOTES**

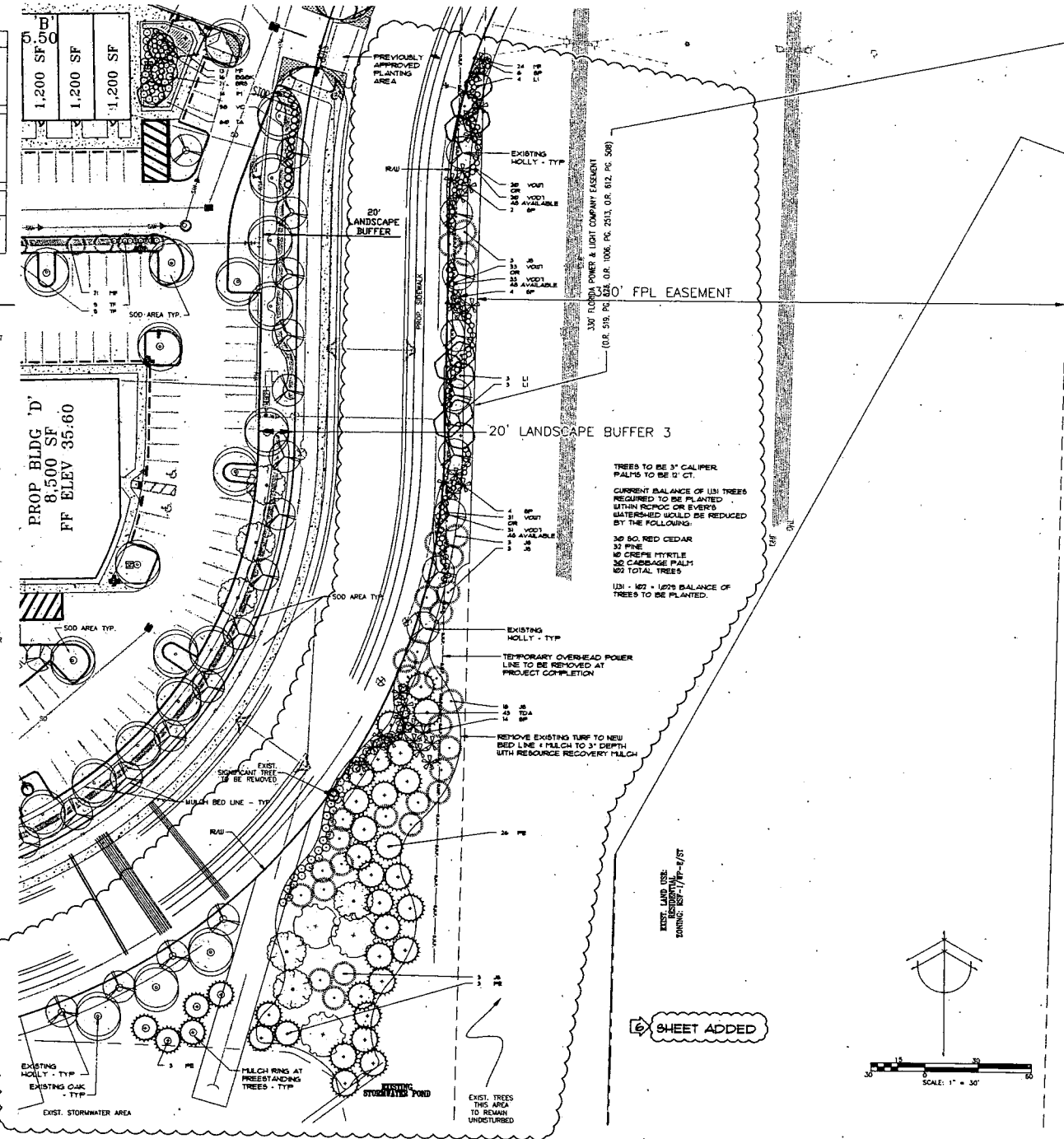
A. PLANT MATERIAL STANDARDS  
ALL PLANT MATERIAL USED ON THIS PROJECT SHALL MEET OR EXCEED FLORIDA NO. 1 QUALITY AS DESCRIBED IN THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS 1 AND 8, BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE NURSERY GROWN AND SUPPLIED IN SUITABLE FORM AS INDICATED ON THE PLANT LIST. REFER TO THE PLANT LIST AND DETAILS FOR FURTHER QUALITY SPECIFICATIONS.

B. BED PREPARATION AND PLANTING  
LOOSEN SOIL TO A MINIMUM DEPTH OF FOUR INCHES AND REMOVE ALL DEBRIS. REGRADE THE BED TO ITS PRE-PLANTING SUBGRADE. DIG PLANTING PITS AT 2 TIMES THE DIAMETER OF THE POT. FILL PLANT PIT WITH EXISTING SOIL AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE AT THE DEPTH OF ROOT BALL ABOVE FINISH GRADE. FERTILIZE EACH PLANT WITH THE RECOMMENDED FERTILIZER AND/OR AGRIFORM TABLETS. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SOIL DIRT AND RAISE THE BED TO ITS FINISH GRADING. COVER ALL BED AREAS WITH A 3" DEPTH OF CYPRESS MULCH GRADE "B" AS NOTED ON THE PLANS. REMOVE ALL DEBRIS FROM MULCH. TREES IN GRASS AREAS SHALL HAVE A 4 FT. DIA. MIN. MULCH RING.

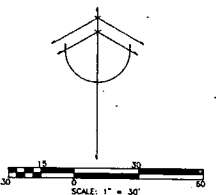
C. TREE STAKING  
ALL TREES AND PALMS SHALL BE STAKED IMMEDIATELY AFTER PLANTING. ALL TREES TO BE STAKED AND CUTTED UNLESS OTHERWISE SPECIFIED BY THE GENERAL CONTRACTOR. TREE STAKING OR SUPPORT WIRE SHALL BE REMOVED AFTER ONE (1) COMPLETE GROWING SEASON. STAKE REMOVAL NOT IN LANDSCAPE CONTRACT.

D. WARRANTY  
ALL PLANT MATERIAL SHALL BE GUARANTEED BY CONTRACTOR FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

E. ZONING CODE CONFORMANCE  
PLANT MATERIAL SHALL MEET THE MINIMUM STANDARDS OF MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 714 AND 715 AS REQUIRED WITH CREDIT GIVEN FOR EXISTING TREES/PALMS WHERE APPLICABLE.



TREES TO BE 3" CALIPER PALMS TO BE 12' CT.  
CURRENT BALANCE OF LSI TREES REQUIRED TO BE PLANTED WITHIN RCPIC OR EBERE WATERSHED WOULD BE REDUCED BY THE FOLLOWING:  
30 80 RED CEDAR  
32 PINE  
10 CREPE MYRTLE  
30 CABBAGE PALM  
90 TOTAL TREES  
LSI - 802 + 1005 BALANCE OF TREES TO BE PLANTED.



C:\VDD08\926\Comp\LEAST WALL BUFFER.dwg

CERTIFICATE OF AUTHORIZATION  
NO. LC-0000260

**River Club Park of Commerce**  
1-75 at State Road 10  
MANATEE COUNTY, FLORIDA  
Developed By: Casvek River Club, LLC

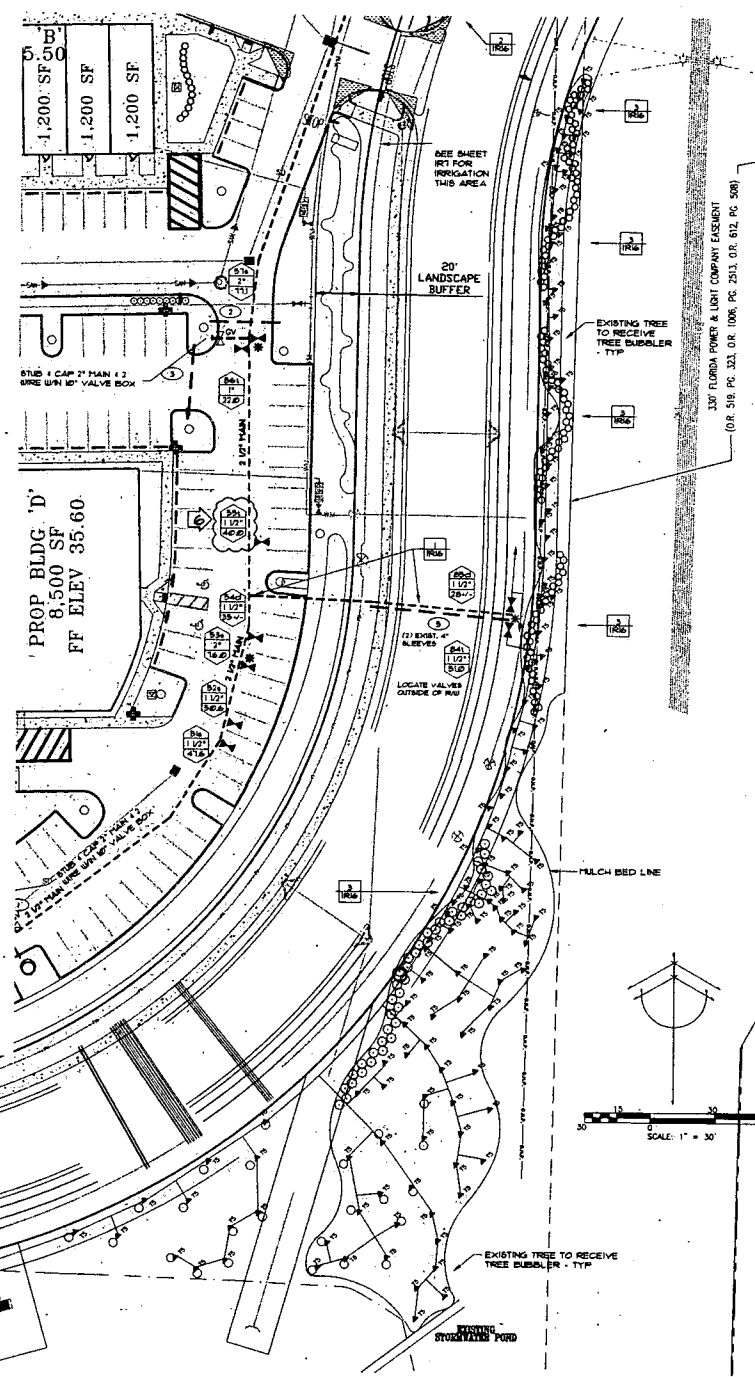
PROJECT NO. 0816  
SCALE 1" = 30'  
DATE 03/22/12  
DRAWN BY EES  
ISSUED 04/04/12

**Stewart Washmuth & Co., Inc.**  
LANDSCAPE ARCHITECTS  
1916 Rain Forest Trail  
Sarasota, Florida 34240  
Phone: 941-377-4704  
Fax: 941-377-1849

**East Buffer Concept Plan**

REVISIONS		SHEET NO.
1	04/02/12 Sheet added - east buffer	
2		

Exhibit "A"



- 1. IF LINE THROUGH SLEEVE IS LESS THAN 2 1/2" PVC ON EAST SIDE OF ROAD AT 3" MAIN REMOVE LINE FROM SLEEVE & INSTALL NEW 2 1/2" MAIN AS SHOWN OTHERWISE IF LINE THROUGH SLEEVE IS 2 1/2" RETAIN LINE AS PLAN LINE TO SERVICE THE EAST SIDE OF THE ROAD. IN EITHER CASE ADVANCE ALL TREE IRRIGATION ON THE EAST SIDE OF THE ROAD WITHIN THE AREA OF WORK.
  - 2. SEE SHEET IR 5 FOR WELL & PUMP STATION LOCATION.
  - 3. ALL STOPPONS STOPPER, VIBURNUM & FAKAMATACHEE GRASS TO BE IRRIGATED WITH FOUR (4) LINES OF DRIP TUBE (2) ON EACH SIDE OF THE HEDGEROW PLANTING.
- ALL CARBAGE PALMS, RED CEDAR, HOLLY, CREPE MYRTLE & PINES TO HAVE ONE (1) TREE BUBBLER LOCATED OVER THE ROOT BALL. ALL TREE BUBBLERS TO BE ON ONE SECTION VALVE THAT TO BE CONTROLLED BY CONTROLLER 2.

**IRRIGATION HEAD KEY**

KEY	RAIN BIRD	OTHER PPM	GPM
<b>SPRAY HEADS</b>			
X ADJ	1800-SAM-PRS 15 VAN	30	1.0
X O	1800-SAM-PRS 15 O	30	1.0
X 120	1800-SAM-PRS 15 T	30	1.3
X H	1800-SAM-PRS 15 H	30	2.0
X 240	1800-SAM-PRS 15 TT	30	2.0
X T	1800-SAM-PRS 15 TO	30	5.0
X 180	1800-SAM-PRS 15	30	4.0
X EST	1800-SAM-PRS 15 EST	30	0.8
X CST	1800-SAM-PRS 15 CST	30	1.2
X 6ST	1800-SAM-PRS 15 SST	30	1.2
X 9ST	1800-SAM-PRS 17 SST	30	1.6
X O-L	1800-SAM-PRS 12 O	30	0.5
X H-L	1800-SAM-PRS 12 H	30	0.6
X 240-L	1800-SAM-PRS 12 TT	30	1.0
X T-L	1800-SAM-PRS 12 TO	30	1.4
X T-L	1800-SAM-PRS 12 T	30	2.0
T 1	1404	36	1.0
T 5	1402	36	0.5
MJ	STAKE MOUNTED	36	0.25
	MAN-JET ADJUST		
<b>ROTARY HEADS</b>			
R 6	5004-PL-FC-PRS-SAM-6	35	4.3
PC 10	5004-PL-PC-PRS-SAM-10	35	3.0
PC 1	5004-PL-PC-PRS-SAM-1	35	2.3
PC 1	5004-PL-PC-PRS-SAM-2.5	35	1.8
PC 0	5004-PL-PC-PRS-SAM-1.5	35	1.1

INSERT NOZZLE SIZE AS KEYED ON PLAN  
**BODY STYLE**  
 S - SHRUB HEAD  
 P - POP-UP (8")  
 HP - HIGH POP-UP (12")  
 T - TREE BUBBLER ON FLEX PVC  
 F - FULL CIRCLE ROTARY HEAD - POP-UP  
 PC - PART CIRCLE ROTARY HEAD - POP-UP  
 TORO OR HUNTER BODIES & NOZZLES WITH SPECIAL DESIGN CHARACTERISTICS MAY BE SUBSTITUTED FOR HUNTER BIRD UNLESS SPECIFICATION SHEETS AND APPROVAL BY THE LANDSCAPE ARCHITECT.

**IRRIGATION LEGEND**

- IRRIGATION MAIN LINE - SIZE AS NOTED ON DRAWINGS
- PVC PIPE LARGER THAN 1" SHALL BE SCH 20, CLASS 100
- PVC PIPE 1" AND SMALLER SHALL BE SCH 40, CLASS 100
- MAIN LINE 2 1/2" AND LARGER SHALL BE RUBBER GASKETED.
- PAINT ALL EXPOSED PVC RISERS EITHER BLACK OR TO MATCH ADJACENT WALL COLOR AS APPROPRIATE.
- IRRIGATION SLEEVES - SCH 40 PVC SLEEVES ARE DEDICATED TO DMETRIC UNLESS AS FOLLOWS.
- IRRIGATION LINES
- IRRIGATION PIPE UNITS
- MAIN - IRRIGATION MAIN LINE
- TREES - TREE BUBBLER LATERAL
- SPARSE - SPARSE FOR USE AS NEEDED
- SEE BLUE SCHEDULE SHEET IR 5.
- AUTOMATIC SECTION VALVE
- BALL BEAD
- 1/2" 100-PEE
- 1/2" 200-PEE
- SEE MICRO-JET VALVE & FILTERS DETAIL FOR MICRO-JET VALVES.
- ISOLATION GATE VALVE - AT LINE SIZE
- 3" BALL VALVE RED-DRIFT FULL PORT BRASS
- BALL VALVE 1/2" NPT 100 RATING
- LARGER THAN 3" CAST IRON & BRASS
- WRENCH END WEDGE BY GLOBE VALVE CO.
- SECTION NUMBER
- VALVE SIZE
- APPROX. GPM
- IRRIGATION CONTROLLER DESIGNATION
- 1 = BALL-HUNT (BALL MOUNT)
- 2 = PUMP STATION 2 CONTROLLER (PEDestal MOUNT)
- 3/4" CHECK COUPLER VALVE W/KEY - LOCATE WITHIN 60" DIA. VALVE BOX
- RAIN BIRD 400P VALVE BRASS KEY
- HUNTER H0-64-RIC VALVE BRASS KEY
- TORO 400 SERIES VALVE W/KEY

**SHEET ADDED**

INVESTIGATE BEFORE YOU EXCAVATE  
 CALL SUNSHINE  
 1-800-432-4770  
 5. EXISTING TREE PROTECTION SHALL BE INSTALLED BY THE LANDSCAPE ARCHITECT.

SEE IRRIGATION NOTES SHEET IR1.  
 SEE TREE BUBBLER IRRIGATION SHEETS IR 8 - 13.  
 SEE IRRIGATION NOTES & DETAILS SHEETS IR14 & IR15.  
 ALL PIPE SHALL BE SIZED SO AS NOT TO EXCEED A FLOW VELOCITY OF FIVE (5) FEET PER SECOND.



STATE OF FLORIDA, COUNTY OF MANATEE  
 This is to certify that the foregoing is a true and correct copy of the documents on file in my office.  
 Witness my hand and official seal this 20th day of June 2012.  
 R. J. SHORPE  
 Clerk of Circuit Court  
 By: *[Signature]*  
 D.C.

CERTIFICATE OF AUTHORIZATION  
 NO. LC-0000260

**River Club Park of Commerce**  
 1-75 at State Road 70  
 MANATEE COUNTY, FLORIDA  
 Developed By: Casvek River Club, LLC

PROJECT NO. 0826  
 SCALE 1" = 30'  
 DATE 03/22/12  
 DRAWN BY EES  
 ISSUED 04/04/12

**Stewart Washmuth & Co., Inc.**  
 LANDSCAPE ARCHITECTS  
 1916 Bate Forest Trail  
 Sarasota, Florida 34240  
 Phone: 941-377-4704  
 Fax: 941-377-1849

**East Buffer Irrigation Plan**

NO.	DATE	REVISIONS	SHEET NO.
1	04/02/12	Sheet added - east buffer	IR 16

Exhibit "A"





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

June 19, 2012

Honorable R. B. "Chips" Shore  
Clerk of the Circuit Court  
Manatee County  
Post Office Box 25400  
Bradenton, Florida 34206

Attention: Ms. Nancy Harris, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated June 12, 2012 and certified copies of Manatee County Ordinance Nos. PDR-11-09 (Z)(P), PDMU-11-13(G), PDR-12-02 (P), PDMU-99-02(P)(R2), 12-16 and PDMU-99-02 (G)(R5), which were filed in this office on June 18, 2012.

As requested, one date stamped copy of is being return for your records.

Sincerely,

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

Liz Cloud  
Program Administrator

LC/srd

Enclosure