MANATEE COUNTY ZONING ORDINANCE
PDMU-99-02(P) – RIVER CLUB PARK OF COMMERCE PHASES 1, 3, AND 6 - 15

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN FOR 95,450 SQUARE FEET OF OFFICES; 392 MULTI-FAMILY RESIDENTIAL UNITS; AND 108 LOTS FOR SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS ON APPROXIMATELY 144.33 ACRES; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF I-75 AND S.R.70, EXTENDING SOUTH TO LINGER LODGE ROAD AND EAST TO BRADEN WOODS; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; GRANTING SPECIAL APPROVAL FOR A PROJECT: 1) IN THE MIXED USE FUTURE LAND USE CATEGORY; 2) IN THE EVERS WATERSHED OVERLAY DISTRICT; AND 3) IN THE ENTRANCEWAY; ADOPTING FINDINGS FOR SPECIFIC APPROVAL AND GRANTING SPECIFIC APPROVAL FOR ALTERNATIVES TO SECTIONS 710.1.5.1.1 AND 710.1.5.1.2; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, River Club Properties Inc., and P.G. Farms, Inc. (the “Applicant”) has filed an application for a Preliminary Site Plan for approximately 144.33 acres described in Exhibit “A”, attached hereto, (the “Property”) for 95,450 square feet of offices; 392 multi-family residential units; and 108 lots for single-family attached residential units; and

WHEREAS, the Applicant has also requested Special Approval for a project: 1) in the Mixed Use Future Land Use Category; 2) in the Evers Watershed Overlay District; and 3) in the Entranceway; and

WHEREAS, the Applicant has also requested Specific Approval for alternatives to Sections 710.1.5.1.1 and 710.1.5.1.2 of the Land Development Code; and

WHEREAS, Planning Department staff recommended approval of the Preliminary Site Plan, Special, and Specific Approval applications, subject to the stipulations contained in the staff report; and

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

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, as well as 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 has received and considered the report concerning the application for a Preliminary Site Plan as it relates to the real property described in Exhibit “A” of this Ordinance.
B. The Board of County Commissioners held a duly noticed public hearing on October 5, 2006 regarding the proposed Preliminary Site Plan described herein in accordance with the requirements of Manatee County Ordinance 90-01, (the Manatee County Land Development Code), and has further considered the information received at the public hearing.

C. The proposed Preliminary Site Plan regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance 89-01, the 2020 Manatee County Comprehensive Plan.

D. The Board finds that the public purpose of Section 710.1.5.1.1 and 710.1.5.1.2 have been satisfied to an equivalent degree because: 1) Allowing motorists to back up into the street allows more area for usable recreational open space; and 2) the traffic circle help serves as traffic calming and enhances safety.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 95,450 square feet of offices; 392 multi-family residential units; and 108 lots for single-family attached residential units subject to stipulations set out below. The Board hereby grants Special Approval for a project: 1) in the Mixed Use Future Land Use Category; 2) in the Evers Watershed Overlay District; and 3) in the Entranceway, subject to stipulation set out below. The Board hereby grants Specific Approval for alternatives to Sections 710.1.5.1.1 and 710.1.5.1.2 of the Land Development Code, with the following stipulations:

STIPULATIONS

I. DEVELOPMENT APPROVAL AND LEVEL OF SERVICE CERTIFICATE CONDITIONS

A. All development which does not have a building permit prior to October 23, 2006 shall be subject to review and approval of a concurrency analysis. The additional Certificate of Level of Service shall require Board of County Commission approval. Staff is authorized to maintain the application for the Certificate of Level of Service in its current place in line until the Board of County Commissioners can act on the applications as required by condition A.4 of the approved General Development Plan.

B. The Project site may continue to be used for agricultural activities, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use.

C. Prior to Final Site Plan approval for the first residential phases, the applicant shall enter into a Land Use Restriction Agreement with the County which designates at least 50 units as workforce housing.

II. TRANSPORTATION

A. The project shall be responsible for all applicable Transportation Improvement listed in Table 2 of Stipulation B(1) of the amended River Club GDP Zoning Ordinance.
B. This project shall be subject to the monitoring program specified in Stipulation B(2) of the amended River Club GDP Zoning Ordinance.

C. The Developer or its assignees shall be entitled to receive transportation impact fee credits to the extent permitted by Section 806 of the Land Development Code.

D. The north south internal street shall be completed prior to the first Final Subdivision Plat (or issuance of the first Certificate of Occupancy if platting is not required).

E. Internal traffic safety and circulation improvements such as stop signs, traffic signals, and striping required by the Project during the course of development shall be the responsibility of the Developer.

F. The applicant shall enter into an agreement with Manatee County prior to the approval of the first Final Site Plan to reserve additional right-of-way along the east side of I-75 to accommodate a 250-foot wide half section. The agreement shall also provide for the applicant to dedicate the property within the reserved area to FDOT for the future expansion of the I-75 right-of-way within 30 days after inclusion of the subject road improvement in the adopted FDOT Work Program. The agreement shall be reviewed as to form by the County Attorney and in proper recordable form and shall be recorded by the applicant in the Public Records of Manatee County prior to Final Site Plan approval.

The applicant shall not be entitled to any impact fee credits from the county for dedication of right-of-way pursuant to the stipulation.

Where the buffer between I-75 and the north south internal road is reduced to less than 50 feet, a 20-foot-wide buffer, pursuant to Section 737.5, shall be provided on the east side of the north south internal road.

Native trees and shrubs within the original 50 foot buffer shall be preserved and planted until the 250-foot half section is dedicated to FDOT and required by FDOT for I-75 roadway expansion.

III. ENVIRONMENT

A. Vegetation, Wildlife, and Wetlands

1. Prior to the first Final Site Plan approval for the Project, the applicant shall quantify the number and sizes of trees that were removed to reconfigure the borrow pit and provide a tree replacement plan. These trees shall be planted prior to recording of each Final Subdivision Plat (or approval of FSP if Platting is not required).

2. In the event that any additional state or federally-listed species not already identified (Gopher Tortoises) are discovered on-site during Project development, the Developer shall immediately notify the Florida
Fish and Wildlife Conservation Commission and Manatee County Planning Department and implement the recommended measures for species protection.

3. A management plan for removal of nuisance and exotic species shall be developed by the applicant and approved by the Planning Department prior to the first Final Site Plan approval for the Project and included in the first annual report.

4. Prior to recording of each Final Subdivision Plat (or approval of the first Certificate of Occupancy if Platting is not required), the Developer shall record Land Development covenants or deed restrictions for that phase designed to prevent homeowner’s activities from degrading habitat.

5. Post-development wetlands, upland conservation tracts, and mitigation areas shall be regarded as preservation areas for the purpose of protecting their natural attributes. These areas shall be placed under conservation easements conveyed to Manatee County consistent with the restrictions on development provided for in Section 719 of the Land Development Code.

6. The Developer will relocate gopher tortoises to other suitable locations on site, as approved by the Florida Fish and Wildlife Commission, or contribute money to purchase suitable habitat in accordance with state guidelines and permit requirements.

7. As part of the Developer’s ecosystem management plan, wildlife corridors shall be created, preserved, and maintained between Wetland systems to provide habitat for various mammal, reptiles, and amphibians, as identified on Map F of the Development Order.

8. Wetland buffers shall have signs posted depicting the purpose and intent of the buffer. Sign text and location shall be approved by the Director of the Environmental Management Department. The use of pesticides, herbicides, or fertilizers, unless part of an approved nuisance and exotic management plan, shall be prohibited in these buffers and the wetlands they protect.

B. **Air Quality**

1. Manatee County shall reserve the right to require mitigation measures or a revision of the site plan to alleviate potential negative impacts of the Project on ambient air quality.

2. Best Management Practices shall be employed during site preparation and construction to minimize air quality impacts.

3. Any open burning conducted on site as part of land clearing activities shall be permitted by EMD.
C. **Water Quality and Storm Water Management**

1. An Integrated Pest Management Plan (IPMP) shall be developed and approved by Manatee County prior to the first Final Site Plan. The IPMP shall address the following items:
   
   a. Fertilizer/pesticide/herbicide/application; and
   
   b. Related quality control and assurance procedures.

2. The Developer shall encourage the use of water conserving landscapes and the responsible use of water, pesticides and fertilizers by occupants; and the Developer shall participate in the Florida Yards and Neighborhoods Program and follow the guidelines for lawn and landscape maintenance set forth therein. These efforts shall be enforced through property owners' associations.

3. In order to protect surface water quality, storm water exiting the site shall meet or exceed all applicable State water quality standards.

4. The design and construction techniques listed below shall be utilized to minimize groundwater contamination:
   
   a. using shallow ponds;
   
   b. ensuring that ponds and swales are properly grassed;
   
   c. setting a maximum depth for storm water storage;
   
   d. maintaining a minimum distance between pond bottoms and the top of the confining layer for the Floridan aquifer; and
   
   e. implementation of a site-specific groundwater quality monitoring system.

   A training manual shall be developed as part of the IPMP for maintenance personnel and made available on site at all times.

5. Prior to any site alteration activities associated with the Project, the Developer shall implement a construction/ongoing surface water quality monitoring program approved by Manatee County's Environmental Management Department, the City of Bradenton, and the Southwest Florida Water Management District. The surface water quality monitoring program shall include an identification of the locations, frequency, duration of sampling, parameters to be monitored, collection and analytical methods, and reporting requirements. All water quality sample collections and laboratory analysis shall be conducted in accordance with NELAP approved methodology. The laboratory performing the analyses shall be certified by the Florida Department of Health and shall have an approved comprehensive quality assurance plan on file with the FDEP. In the event that an overall watershed monitoring program and reporting program is implemented and satisfies the intent of the ongoing surface water monitoring program of this condition, the ongoing surface water
quality monitoring program may be discontinued upon the recommendation and approval of such by the County.

The storm water management system shall be designed, constructed, and maintained to meet or exceed the applicable requirements of Chapter 62-25, 40D-4, and 62-40, F.A.C. The storm water management system shall be designed to comply with the provisions relating to the Evers Reservoir Watershed Protection Overlay District by providing treatment, at a minimum, of 150% of that required by in Chapter 62-25 and 40D-4, F.A.C.

D. Soils

Best Management Practices shall be employed during site preparation and construction to prevent soil erosion.

IV. ARCHAEOLOGICAL AND HISTORICAL RESOURCES

A. The discovery of any significant historical or archaeological resources shall be reported to the Florida Division of Historical Resources and the disposition of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County in accordance with Rule 9J-2.043, FAC.

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

V. WASTEWATER MANAGEMENT

A. Wastewater shall not be treated on-site or by a private utility.

B. No septic tanks shall be installed on the River Club Park of Commerce site.

VI. WATER SUPPLY

A. In the event that the use of reclaimed water is authorized within the Evers Reservoir Watershed and reclaimed water lines are installed adjacent to the site, the Developer shall connect to the system and require utilization of this resource to the maximum extent possible for irrigation purposes. In the mean time, irrigation of landscaping shall be limited to the use of well water or storm water.

B. Water-saving devices shall be required in the Project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).
C. For the purpose of potable water conservation, installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices shall be required. The water conservation fixtures and measures (low water use toilets, shower heads, and other plumbing fixtures) referenced in the ADA shall be required.

D. The Developer shall maintain all water lines and fire hydrants not dedicated to the County.

VII. SOLID/HAZARDOUS WASTE/MEDICAL WASTE

In the event that hazardous materials or medical waste are located on the site, they shall be handled in a manner consistent with applicable Federal, State, and local regulations.

VIII. ENERGY

A. The energy conservation measures shall include: individual meters for each retail facility; installation of energy saving equipment; regular maintenance of energy saving equipment; architectural design considerations; shielding of building exteriors from the direct effects of the sun to the maximum extent practical with landscaping and reduced lighting and cooling of buildings during non-business hours.

B. The Developer shall use xeriscape landscaping wherever possible to reduce both water and energy consumption.

Landscape Plans shall incorporate the preservation of native vegetation and significant amounts of xeriscape landscaping to reduce both water and energy consumption.

C. The Developer shall encourage the use of water conserving landscapes and the responsible use of water, pesticides and fertilizers by occupants; and the Developer shall participate in the Florida Yards and Neighborhoods Program and follow the guidelines for lawn and landscape maintenance set forth therein. These efforts shall be enforced through property owners' associations.

IX. RECREATION AND OPEN SPACE

A. The Developer shall be responsible for the maintenance of all recreation and open space areas within the Project site.

B. Recreational amenities shall be accessible to all residents in the project.

C. The Developer shall review the concepts of "fire safe communities" as provided by the Florida Division of Forestry, and implement all appropriate measures recommended by the East Manatee Fire Rescue District.
D. This project shall be subject to all school impact fees in effect at time of application of building permits.

X. PUBLIC SAFETY

The Developer shall review the concepts of “fire safe communities” as provided by the Florida Division of Forestry, and implement all appropriate measures recommended by the East Manatee Fire Rescue District.

XI. EDUCATION

This project shall be subject to all school impact fees in effect at time of application of building permits.

XII. GENERAL CONDITIONS

A. Nonresidential

1. The design of the office buildings shall be in substantial conformance with the elevations and renderings entered into the record for this case. Any revision shall be reviewed for consistency with Stipulation L(2).a of the amended River Club Zoning Ordinance.

2. All rooftop mechanical equipment shall be screened from view from I-75, the internal collector street, and adjacent residences. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

3. Trash and garbage receptacles shall be screened with materials similar to the adjacent building facade and shall not be visible from I-75 or adjacent residences.

4. The maximum building height of offices shall be 2 stories and 35."

B. Residential

1. Multi-family buildings shall be restricted to a maximum height of 3 stories and 35 feet and single-family attached residences shall be restricted to 2 stories. Multi-family buildings in Parcel 10 shall be restricted to 2 stories.

2. Separation between multi-family buildings shall be a minimum of 30 feet.

C. Buffers and Fences

1. The perimeter buffer along I-75 and S.R. 70 shall be a minimum of 50 feet in width, except as approved on the Preliminary Site Plan to minimize wetland impacts. Where the roadway buffer is reduced to minimize wetland impacts, there shall be no other impacts to these wetlands from adjacent development. The applicant shall dedicate additional right-of-
way on the east side of the road, commensurate with the buffer width reduction on the opposite side of the street. Unless otherwise approved by the Planning Department, existing native trees and shrubs within the buffers along I-75 and S.R. 70 shall be preserved. Additional canopy trees shall be planted within buffer areas that are substantially void of trees, or where the base of the trees closer than 50 feet apart do not already exist. Where new trees are required, they shall be installed for the entire development phase prior to the first Plat or Certificate of Occupancy if platting is not required for each phase. Trees shall be at least 2½ inch caliper at time of installation.

2. Chain link fences shall not be visible from I-75.

3. An eight foot high solid wall shall be installed within the 30 foot buffer in Phase 5, north from the borrow pit to where the main internal road crosses the FP&L easement prior to the first Certificate of Occupancy for the project. This requirement may be waived or modified by the Planning Department if the applicant installs a similar wall on the east side of the FP&L easement pursuant to the applicant's agreement with the Braden Woods Homeowners Association dated September 16, 1999 and referenced in Section 3.D of the approved General Development Plan Ordinance.

Any buffering commitments made by Manatee Joint Venture in the September 16, 1999 Agreement shall be shown on all future site plans which include these areas.

D. **Signage**

1. Freestanding pole sign shall be restricted along the main internal road as follows:

   Phases 6, 8, 11, and 12 - One sign
   Phases 7 and 13 - One sign
   Phase 10 - One sign
   Phases 14 and 15 - One sign

   Any additional signs that may be permitted shall be limited to ground signs, in compliance with Section 737.5.3.3.

2. No signage on Phase 4 is permitted with this approval.

**Section 3. SEVERABILITY.** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such sentence, section, clause, or other provision deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.
Section 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 5th day of October, 2006.

BY: BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

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

BY: D.C.
Deputy Clerk
EXHIBIT "A"

LEGAL 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 300.00 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 569.88 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 WHEREBY 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 951.36 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 245.53 ACRES, MORE OR LESS.
10/31/06 QA
Cc: Bobbi, Planning Department
e-mailed to Larry Mau and Valarie Nestopoulos, Transportation
October 23, 2006

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206
Attention: Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 19, 2006 and certified copies of Manatee County Ordinance Nos. PDR-04-44(Z)(P), PDMU-05-46(Z)(P), PDO-05-08(Z)(P), PDMU-99-02(P), Z-06-03 and Z-89-46(G)(R-10), which were filed in this office on October 23, 2006.

As requested, the date stamped copies are being returned for your records.

Sincerely,

Liz Cloud
Program Administrator

LC/bpn
Enclosures
## PHASE SUMMARY

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PART 2

PRELIMINARY SITE PLAN/PLAT

FOR

RIVER CLUB PARK
OF COMMERCE

PHASES 1, 3, 6, 7, 8, 9 & 10

LOCATED IN

SECTIONS 13 & 24, TWP. 35 S., RGE. 18 E.
MANATEE COUNTY, FLORIDA
ZONED: PDMU/WP-E/ST

PREPARED BY:
ZOLLER, NAJJAR & SHROYER, L.C.
P.O. BOX 9448
201 5TH AVENUE DRIVE EAST
BRADENTON, FLORIDA 34206
TEL: (941) 748-8080

RIVER CLUB PARK OF COMMERCE