

FILED FOR RECORD
R. B. SHORE

2006 OCT 26 PM 12:10

MANATEE COUNTY ZONING ORDINANCE

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

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

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 silvacultural 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 Turtles) 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 Floridian 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**

BY: 
Vice Chairman

**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 569.68 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 245.53 ACRES, MORE OR LESS.



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 19th day of

October, 2006

R.B. SHORE
Clerk of Circuit Court

By: [Signature] D.C.

10/31/06 QA

Cc: Bobbi, Planning Department

e-mailed to Larry Mau and Valarie Nestopoulos, Transportation



STATE OF FLORIDA
DEPARTMENT OF STATE
STATE LIBRARY AND ARCHIVES OF FLORIDA

JEB BUSH
Governor

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2006 OCT 26 AM 9:34

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA
SUE M. COBB
Secretary of State

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

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dils.dos.state.fl.us>

COMMUNITY DEVELOPMENT
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ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282

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PRELIMINARY SITE PLAN/PLAT

FOR

RIVER CLUB PARK OF COMMERCE

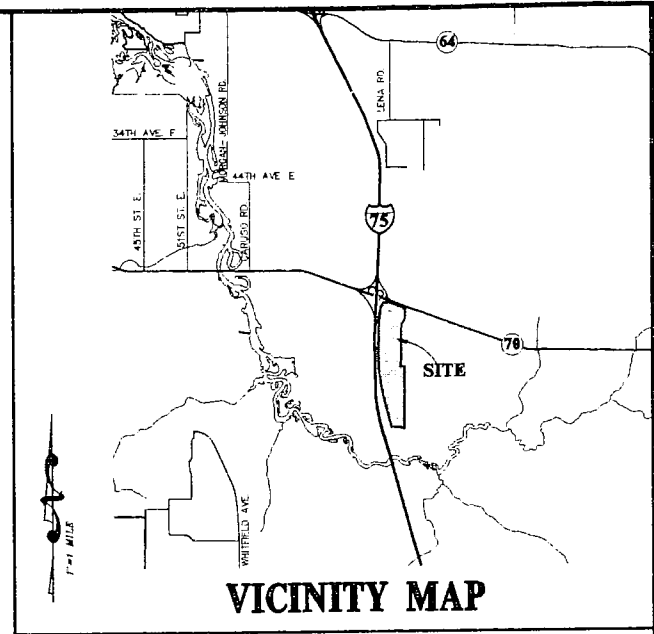
PHASES 1, 3, 6 - 15

LOCATED IN

SECTIONS 13 & 24, TWP. 35 S., RGE. 18 E.

MANATEE COUNTY, FLORIDA

ZONED: PDMU/WP-E/ST



NOTES:

- THE SITE IS CURRENTLY ZONED PDMU/WP-E/ST AND IS VACANT.
- THE SITE IS DESIGNATED AS FLOOD ZONE X ON F.I.R.M. PANEL #120153-365C, DATED 7/15/92, AND IS NOT LOCATED WITHIN A FLOODWAY.
- THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN LOCATED ON THIS SITE. THERE IS AN EXISTING FR&L EASEMENT AND A DRAINAGE EASEMENT ON SITE.
- THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD AND FDEP WITHIN THE BOUNDARIES OF THIS PLAN.
- A WELL IS LOCATED WITHIN THE BOUNDARIES OF THIS PLAN.
- COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY OWNER'S ASSOCIATION OR DEVELOPER.
- STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION.
- ALL SIGNAGE WILL COMPLY WITH MANATEE COUNTY STANDARDS.
- BUILDOUT DATE IS OCTOBER 23, 2008. PROJECT WILL BE COMPRISED OF TEN PHASES. DEVELOPER RESERVES THE RIGHT TO SUB PHASE AND VARY THE ORDER OF CONSTRUCTION BUILDOUT BASED UPON MARKET CONDITIONS WITHIN THE APPROVAL SCHEDULE. PHASE CHANGES ARE SUBJECT TO FSP APPROVAL AS REQUIRED BY LDC.
- SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND WILL BE PUBLICLY MAINTAINED.
- COLLECTOR STREET WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND DEDICATED. STREETS WITHIN RESIDENTIAL AREAS WILL BE PRIVATE AND MAY BE GATED.
- SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY DUMPSTER PICK-UP, COMPACTOR AND CANS.
- OPEN SPACE WILL CUMULATIVELY EXCEED THE COUNTY REQUIREMENT OF 35% EACH PHASE, AS IT IS DEVELOPED, WILL ADDRESS OPEN SPACE IN DETAIL.
- THERE ARE TREES LOCATED THROUGHOUT THE PARCEL. REFER TO THE AERIAL OVERLAY FOR GENERAL TREE LOCATIONS. TREE REMOVAL QUANTITIES ARE IDENTIFIED ON SHEET TUP-1.
- THE PROJECT IS LOCATED WITHIN AN ENTRANCEWAY AND SHALL MEET THE REQUIREMENTS OF SECTION 137, ENTRANCEWAYS.
- SEE SHEET 2 FOR PHASING SCHEDULE AND DETAILED PHASE DATA.
- DEVELOPER RESERVES THE RIGHT TO ALTER PHASING SEQUENCE. SUBJECT TO FSP APPROVAL.
- THE MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET, WITH THE EXCEPTION OF THE OFFICE USE, WHICH SHALL NOT EXCEED 4 STORIES.
- BUILDINGS WITHIN 100 FEET OF I-75 OR STATE ROAD 70 SHALL NOT EXCEED 30 FEET IN HEIGHT, EXCEPT FOR OFFICE BUILDINGS, WHICH SHALL COMPLY WITH THE MINIMUM FRONT YARD SETBACK (OR LANDSCAPE BUFFER) SPECIFIED ON THE GDP, PLUS 25 FEET FOR EACH STORY OVER 2.
- ALL COMMERCIAL & PROFESSIONAL BUILDING FACADES SHALL EXHIBIT AN AESTHETICALLY ATTRACTIVE APPEARANCE. BUILDINGS VISIBLE FROM I-75 AND STATE ROAD 70 SHALL HAVE AN ATTRACTIVE FACADES FACING THESE ROADWAYS. THE DEVELOPER MAY MEET THE INTENT OF THIS CONDITION BY BUFFERING AND SCREENING TO BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT. DESIGN SHALL BE SUBJECT TO THE FOLLOWING CRITERIA AND REVIEWED FOR COMPLIANCE BY STAFF WITH FUTURE FINAL SITE PLAN SUBMITTALS.
- PRELIMINARY SITE PLAN TO EXCLUDE PHASE 5 (COMMERCIAL PHASE) AND WILL REQUIRE FUTURE COMMISSION APPROVAL.
- ROADWAY CONSTRUCTION WILL BE IN ACCORDANCE WITH CONDITION B.4 OF PDMU-99-02(G)(R).
- WITHIN GREENBELT BUFFERS, NATIVE TREES WILL REMAIN.
- BUILDING PERMITS ISSUED AFTER OCTOBER 23, 2008 ARE SUBJECT TO APPROVAL OF AN ADDITIONAL CONCURRENCY ANALYSIS.
- EXISTING AGRICULTURAL USES MAY CONTINUE UNTIL DEVELOPMENT OCCURS.
- STORMWATER MANAGEMENT SYSTEMS WILL PROVIDE 100% TREATMENT OF STORMWATER DISCHARGE INTO THE LAKE MANATEE/EVERS WATERSHED.
- REMOVAL OF ALL EXOTIC NUISANCE PLANT SPECIES FROM UPLAND PORTIONS OF THE SITE SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY ISSUANCE OR FINAL PLAT APPROVAL OF EACH PHASE IN ACCORDANCE WITH SECTION 715.4 OF THE LDC.
- NOT PART OF THIS APPROVAL. HOTELS ARE SUBJECT TO FUTURE PSP APPROVALS.

PROPOSED DEVELOPMENT TOTALS BY PHASE

PHASE	USE(S) TYPE	USE TYPE	ACRES
1	ENTRANCE	N/A	0.5
2	NOT INCLUDED	-	4.0
3	COLLECTOR RD.	N/A	13.53
4	NOT INC	-	35.5
5	NOT INC	-	61.7
6	MULTI-FAMILY	192 UNITS	26.7
7	SINGLE FAMILY ATTACHED	46 LOTS	21.0
8	MULTI-FAMILY	144 UNITS	18.6
9	SINGLE FAMILY ATTACHED	62 LOTS	17.1
10	MULTI-FAMILY	56 UNITS	30.0
11	OFFICE	12,900 SF	2.9
12	OFFICE	15,000 SF	3.0
13	OFFICE	28,200 SF	5.0
14	OFFICE	12,200 SF	1.7
15	OFFICE	15,800 SF	2.3
TOTAL			245.53

*S.F.A. - SINGLE FAMILY ATTACHED

SETBACKS*

NON-RESIDENTIAL		RESIDENTIAL	
FRONT	35'	FRONT	20'
SIDE	15'	SIDE	5'
REAR	20'	REAR	15'
WATERFRONT	30'	WATERFRONT	30'
I-75	50'	I-75	50'
SR 70	50'	SR 70	50'

- * DISTANCES PROVIDED ARE MINIMUM. PROPOSED SETBACKS ARE ILLUSTRATED IN THE PRELIMINARY SITE PLAN.
- ** MULTIFAMILY 3 STORY BUILDINGS ARE 30' BETWEEN BUILDINGS WITH MINIMUM REAR YARDS OF 20'.

APPROVED DEVELOPMENT TOTALS

	APPROVED
RETAIL AND SERVICE	425,000 SF
FURNITURE STORE	100,000 SF
OTHER RETAIL/SERVICE	325,000 SF
OFFICE	325,000 SF
MINI STORAGE	80,000 SF
MOTEL	270,000 SF
RESIDENTIAL	500 DU
MULTI FAMILY/SINGLE FAMILY ATTACHED	300 BEDS
GROUP CARE	
* PDMU-99-02(G)	

SITE DATA:

TOTAL PROJECT ACREAGE	±245.53 AC
EXCLUDED PHASES ACREAGE	±144.33 AC
OPEN SPACE REQUIRED	35% MIN.
NON-RESIDENTIAL	35% MIN.
RESIDENTIAL	35% MIN.
OPEN SPACE PROVIDED ON THIS PLAN	
WETLANDS & W. BUFFERS	±28.7 AC
SWP	±10.0 AC
RECREATION AREA	±4.4 AC
PP&L EASEMENT	±15.5 AC
OTHER GREEN AREAS	±37.2 AC
TOTAL OPEN SPACE	±95.8 AC (68.4%)
WILDLIFE CORRIDORS	±0.3 AC
MITIGATION AREA	±2.5 AC
BORROW PIT/LAKE	±21.4 AC
FLOOD ZONE	I
	#120153-0365C (7/15/92)
ZONING	PDMU/WP-E/ST
PLUC	PD-MU/WO-E

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°55'08" W, A DISTANCE OF 464.42 FEET; THENCE S 01°11'43" W, A DISTANCE OF 1026.17 FEET; THENCE S 00°26'23" 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 13075-2403, 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 280.89 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 11328.16 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'40", A DISTANCE OF 2869.07 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 395.87 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 85°05'18" E, AT A DISTANCE OF 8635.58 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°59'37" 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. 877/292), 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

PSP/PLAT	RIVER CLUB PARK OF COMMERCE
DATE	
Project Planner (PD)	PDMU-99-02(P)/ 02-S-66(P)
Project Engineer (PD)	
Concurrency (PD)	
Environmental Management	
Environmental Health	
Fire District	
Owner/Agent	

PREPARED BY:

ZOLLER, NAJJAR & SHROYER, L.C.

P.O. BOX 9448

201 5TH AVENUE DRIVE EAST

BRADENTON, FLORIDA 34206

TEL: (941) 748-8080

ZONED: PD-C/WP-E-ST
VACANT
APPROVED TOURIST/
COMMERCIAL

ONED: PD-C/WP--E/ST
VACANT
APPROVED GENERAL
COMMERCIAL

ZONED: PD-C/WP-E/ST
PUBLIX SHOPPING
CENTER AND OTHER
COMMERCIAL USES

ZONED: RSF-1-WP-E/ST
SINGLE-FAMILY
SUBDIVISION

ZONED: PD-R/WP-E
RESIDENTIAL/
GOLF COURSE

ZONED: PD-R/WP-E
VACANT
GOLF COURSE

ZONED: RSE-1/WP-E/ST
SINGLE FAMILY
SUBDIVISION

ZONED RSF-1/WP-E/ST
SINGLE FAMILY
SUBDIVISION

SINGLE FAMILY
LINGER LODGE ROAD (EXISTING)

LEGAL DESCRIPTION

[illegible]

RECEIVED: 2:40 PM APRIL 14, 1978

[illegible]

SUBJECT TO MOMENT EXAMINING, RIGHTS OF WAY, AND RECOMMENDATIONS ON RECORD.

CONFIDENTIAL - 22 AUGUST 1969. MARY OF 1973

PARCEL SUMMARY

PARCEL	LAND USE SUMMARY	ACRES
1	ENTRANCE BLDG.	84.0 AC
2	COMMERCIAL / OFFICE / HOTEL - 10,000 SQ. FT.	84.0 AC
3	ROAD	813.53 AC
4	COMMERCIAL / OFFICE / HOTEL / FURNITURE STORE / FARM WAREHOUSE - 135,000 - 250,000 SQ. FT.	3,383.3 AC
5	COMMERCIAL / OFFICE / HOTEL / FURNITURE STORE / FARM WAREHOUSE - 125,000 - 800,000 SQ. FT.	5,811.9 AC
6	MULTI-FAMILY / SINGLE FAMILY ATTACHED & OFFICE - 350 - 270 UNITS, 30,000 - 10,000 SQ. FT. OFFICE	3,318 AC
7	MULTI-FAMILY / SINGLE FAMILY ATTACHED & OFFICE - 50 - 60 UNITS, 24,000 - 21,000 SQ. FT. OFFICE	8,227.4 AC
8	MULTI-FAMILY / SINGLE FAMILY ATTACHED - 50 - 80 UNITS	221.8 AC
9	MULTI-FAMILY / SINGLE FAMILY ATTACHED & OFFICE - 80 - 70 UNITS - 30,000 - 50,000 SQ. FT.	1,221.1 AC
10	MULTI-FAMILY / SINGLE FAMILY ATTACHED - 50 - 40 UNITS	5,323.3 AC
TOTAL		2,946.53

MULTI-FAMILY/ SINGLE FAMILY ATTACHED NOT TO EXCEED 500 UNITS/HOMES
OFFICE/PROFESSIONAL NOT TO EXCEED 375,000 SQ. FT.
COMMERCIAL NOT TO EXCEED 375,000 SQ FT.

LEGEND

JURISDICTIONAL WETLANDS

PROPOSED WETLANDS TO BE IMPACTED

MITIGATION (EXISTING)

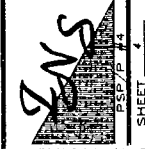
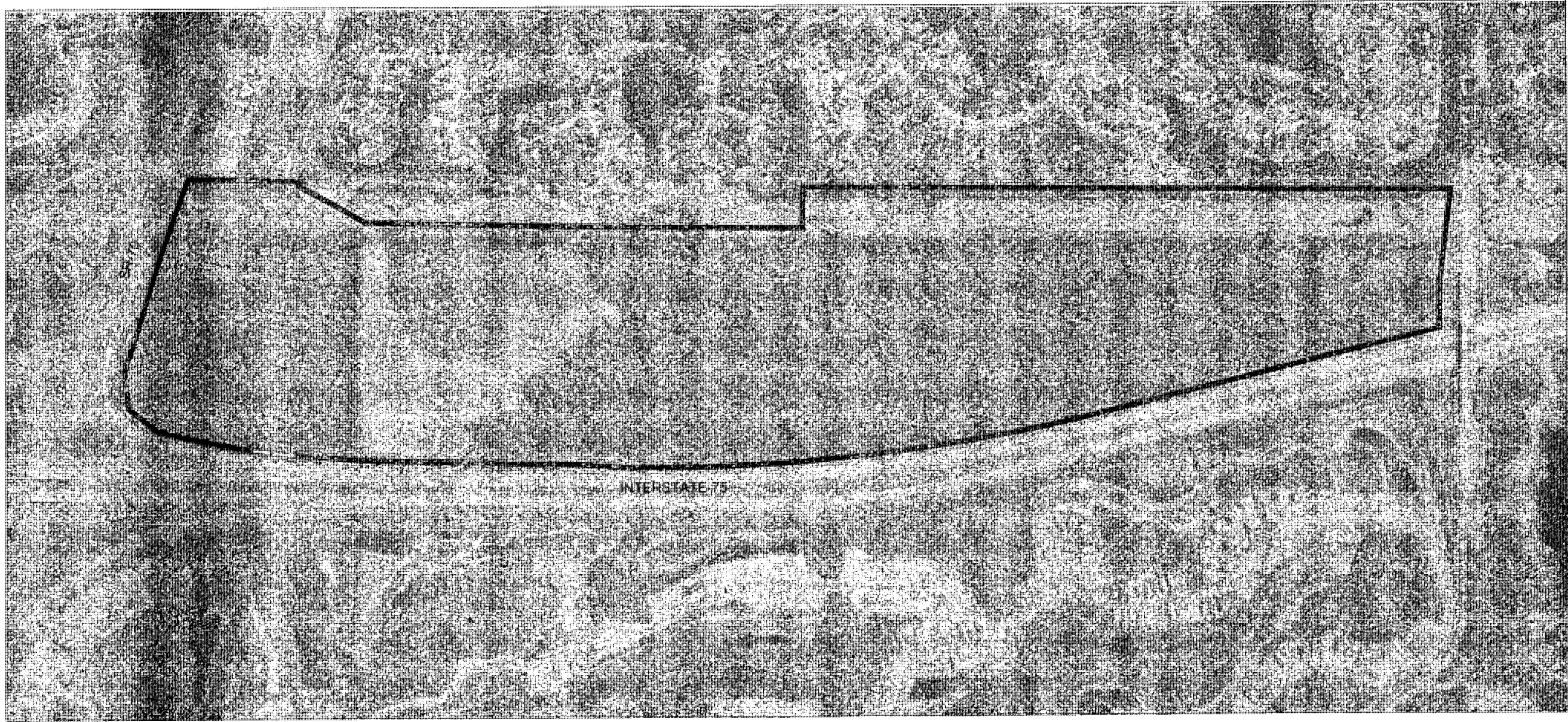
30' WETLAND BUFFER

PHASE BOUNDARY

NOTES

1. EXISTING AGRICULTURAL USES WILL CONTINUE UNTIL DEVELOPMENT OCCURS
2. PRIVATE RECREATION FACILITIES WILL BE PROVIDED FOR ALL MULTI-FAMILY/SINGLE FAMILY ATTACHED HOUSING. THESE FACILITIES WILL INCLUDE TENNIS, BASKETBALL, VOLLEYBALL, AND OTHER RECREATION FACILITIES. COMMUNITY SWIMMING POOLS, TOT LOTS, MULTI-USE COURTS AND CLUBHOUSES WILL BE PROVIDED.
3. OPEN SPACE AREAS INCLUDE PERMEABLE LANDSCAPE BUFFER AREAS, WETLAND AND OPEN SPACE AREAS, AS WELL AS THE 300' WIDE FUTURE EASEMENT.
4. HOUSING CONSTRUCTION BEYOND PHASE 1 WILL BE PHASED TO ACCOMMODATE DEVELOPMENT, SERVED AND IN ACCORDANCE WITH CHARTER B 4 OF PMBU-98-02.





AERIAL
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST &
MANATEE COUNTY, FLORIDA

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Engineers, Planners, Surveyors,
Landscapes Architects & Environmental Consultants

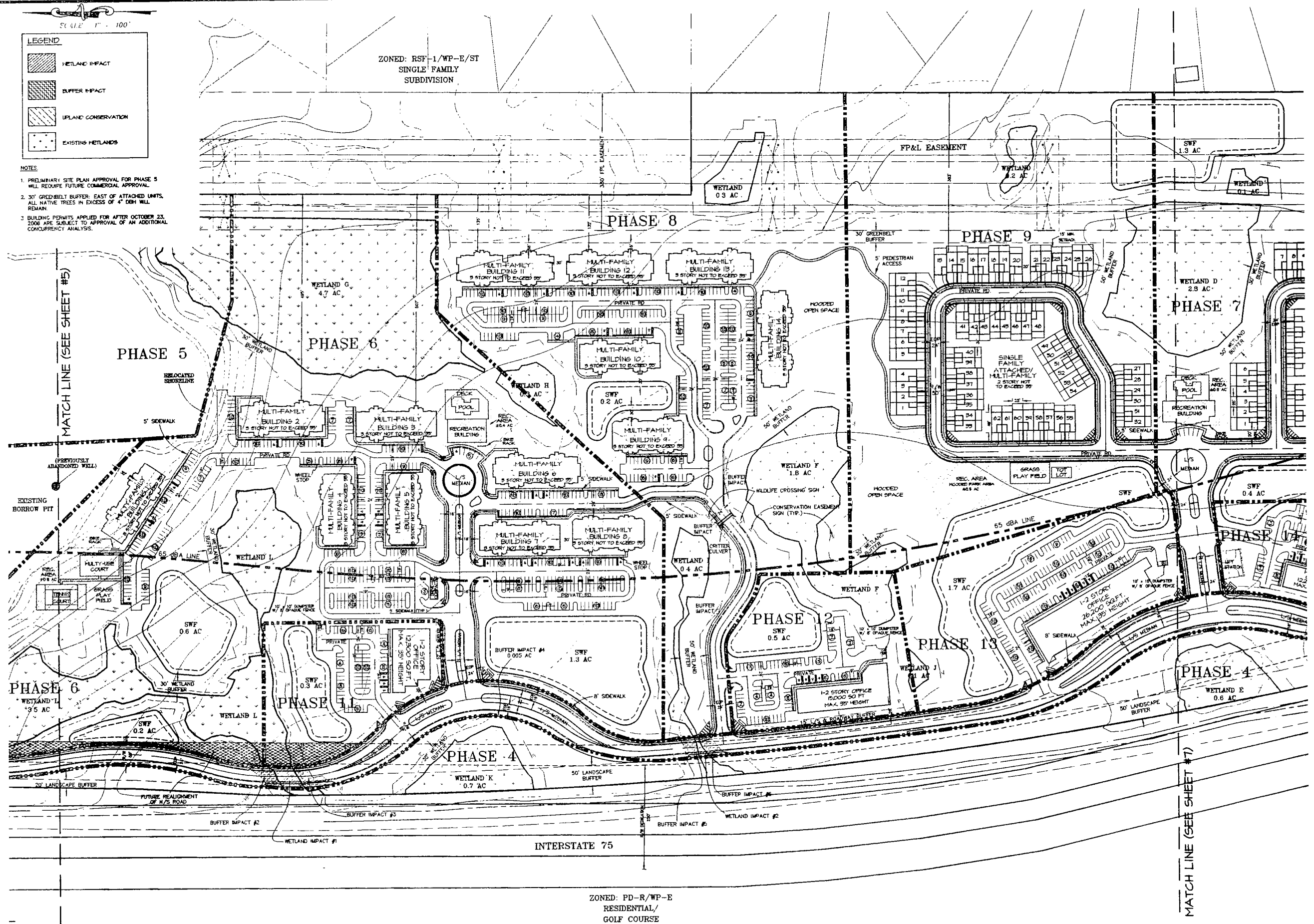
301 OLD AVENUE, SUITE 200
PORT ORCHIE, FL 34886
TEL: (813) 248-2318
FAX: (813) 248-2318
E-MAIL: JMS@JMSLCA.COM
MANATEE COUNTY, FLORIDA
DESIGNED: JMS DATE: 2-27-03
DRAWN: JMS JOB NO: 00-17507
FILE NO: 17-4107
SCALE: 1"=400'

SCALE 1" = 100'

LEGEND

- WETLAND IMPACT
- BUFFER IMPACT
- UPLAND CONSERVATION
- EXISTING WETLANDS

- NOTES**
1. PRELIMINARY SITE PLAN APPROVAL FOR PHASE 5 WILL REQUIRE FUTURE COMMERCIAL APPROVAL.
 2. 30' GREENBELT BUFFER: EAST OF ATTACHED UNITS. ALL NATIVE TREES IN EXCESS OF 4" DBH WILL REMAIN.
 3. BUILDING PERMITS APPLIED FOR AFTER OCTOBER 23, 2006 ARE SUBJECT TO APPROVAL OF AN ADDITIONAL CONCURRENCY ANALYSIS.



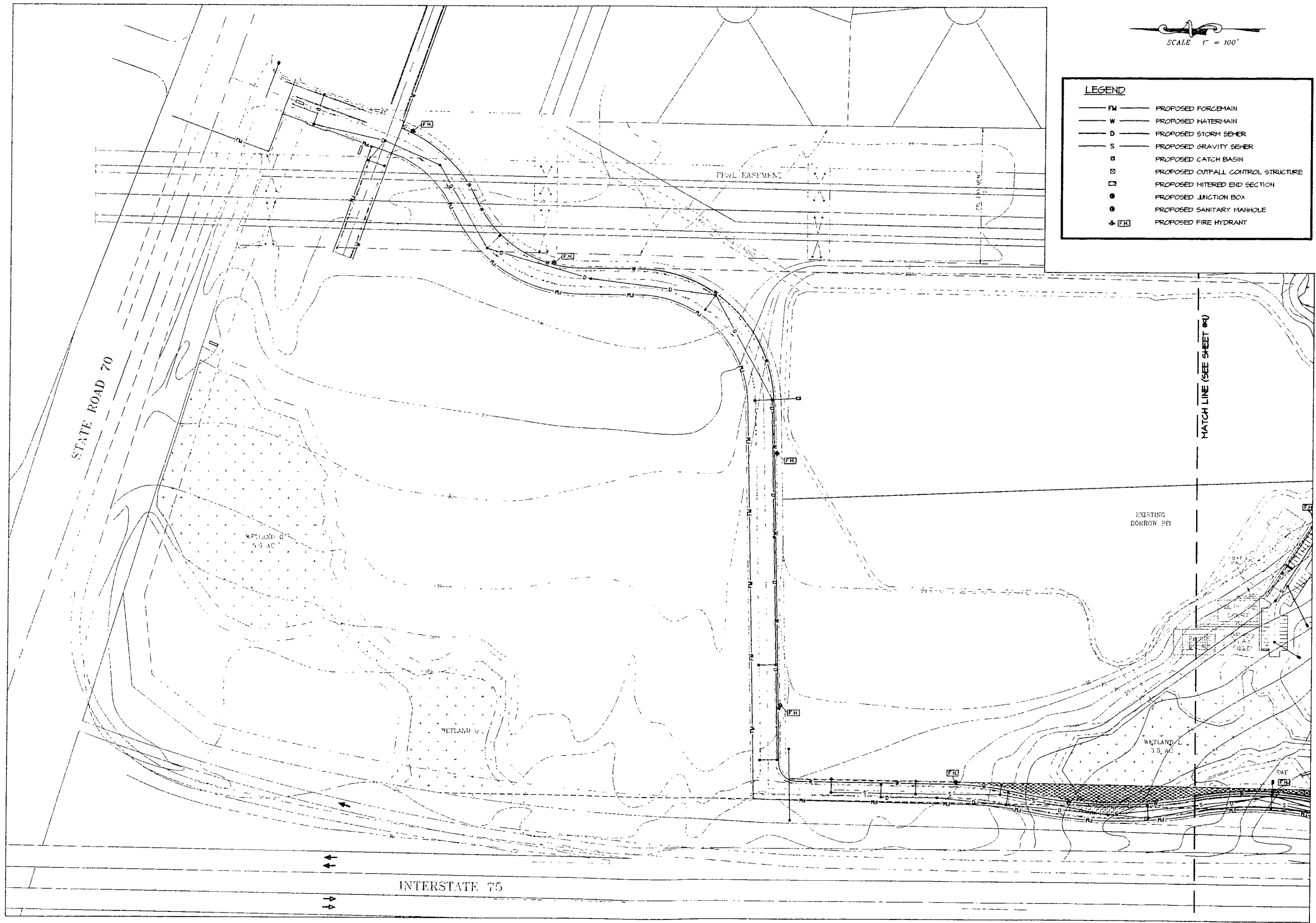
Zoller, Naffar & Shroyer, L.L.C.
Engineers, Planners, Surveyors,
Landscape Architects & Environmental Consultants
2408 W. MANATEE AVENUE, SUITE 200
MANATEE, FLORIDA 34460
TEL: (813) 744-8800
FAX: (813) 744-8800
WWW.ZNS-FL.COM

REVISIONS	DATE
1. PER DBC	04/14/03
2.	
3.	
4.	
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PRELIMINARY SITE PLAN / PLAT
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

ZNS
PSP/E-75
SHEET 9

Job Number: 05-30718-0002 Date: 05/20/08 Sheet: 15 of 15 File Number: 05-30718-0002



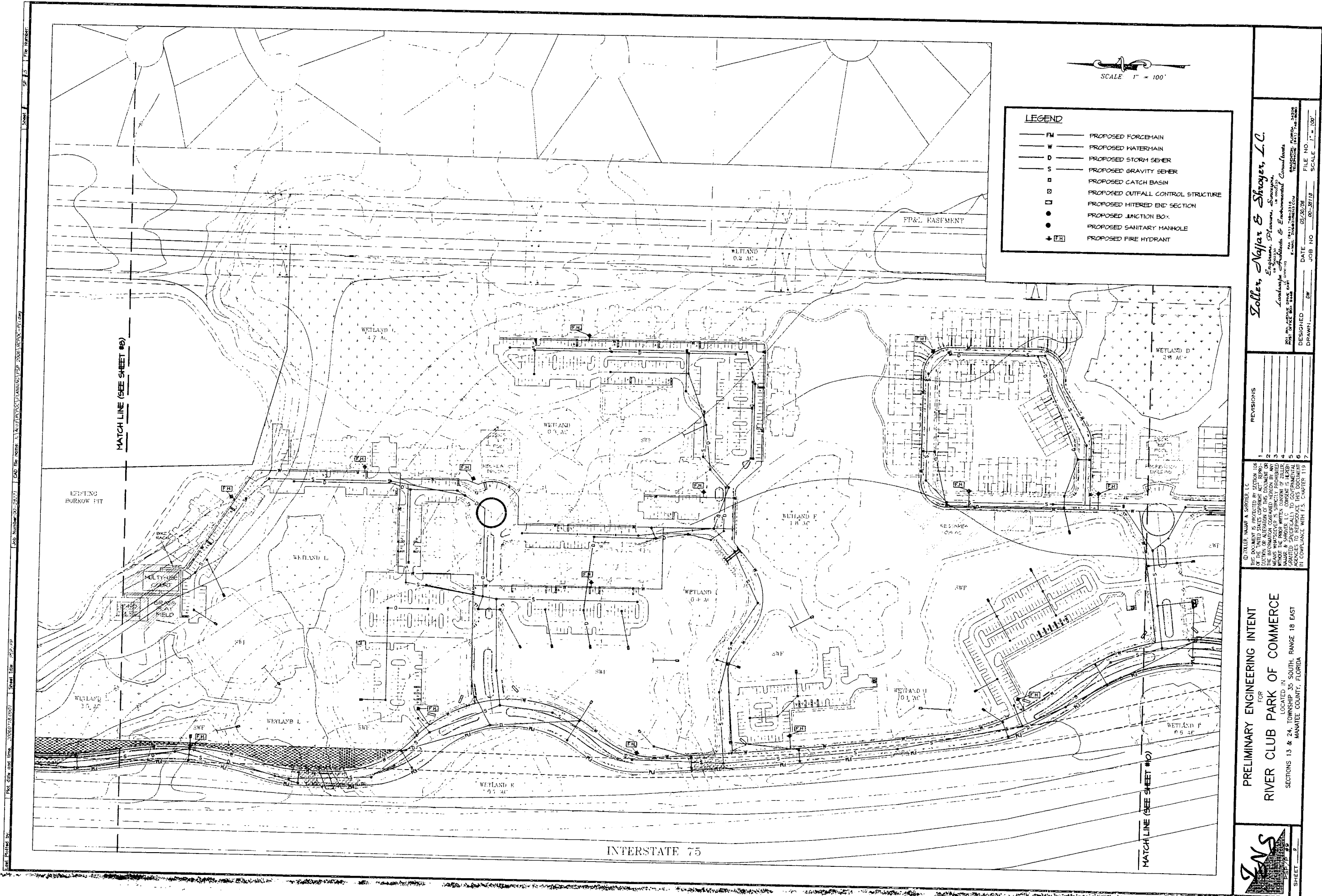


PRELIMINARY ENGINEERING INTENT
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED BY: DW DATE: 05/20/08
DRAWN BY: DW JOB NO: 05-30718 SCALE: 1" = 100'

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Engineers, Planners, Scientists
in South Florida
Landmarks Architects & Environmental Consultants
10100 AVENUE 1900, SUITE 200
FORT MYERS, FLORIDA 33906
PHONE: (813) 748-2315
FAX: (813) 748-2316
TELEPHONE: (813) 748-8800



Zoller, Najjar & Shroyer, L.C.
 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 201 SW AVENUE, SUITE 400
 MIAMI, FL 33135
 TEL: (305) 571-1111
 FAX: (305) 571-1112
 WWW: WWW.ZNS.COM

REVISIONS

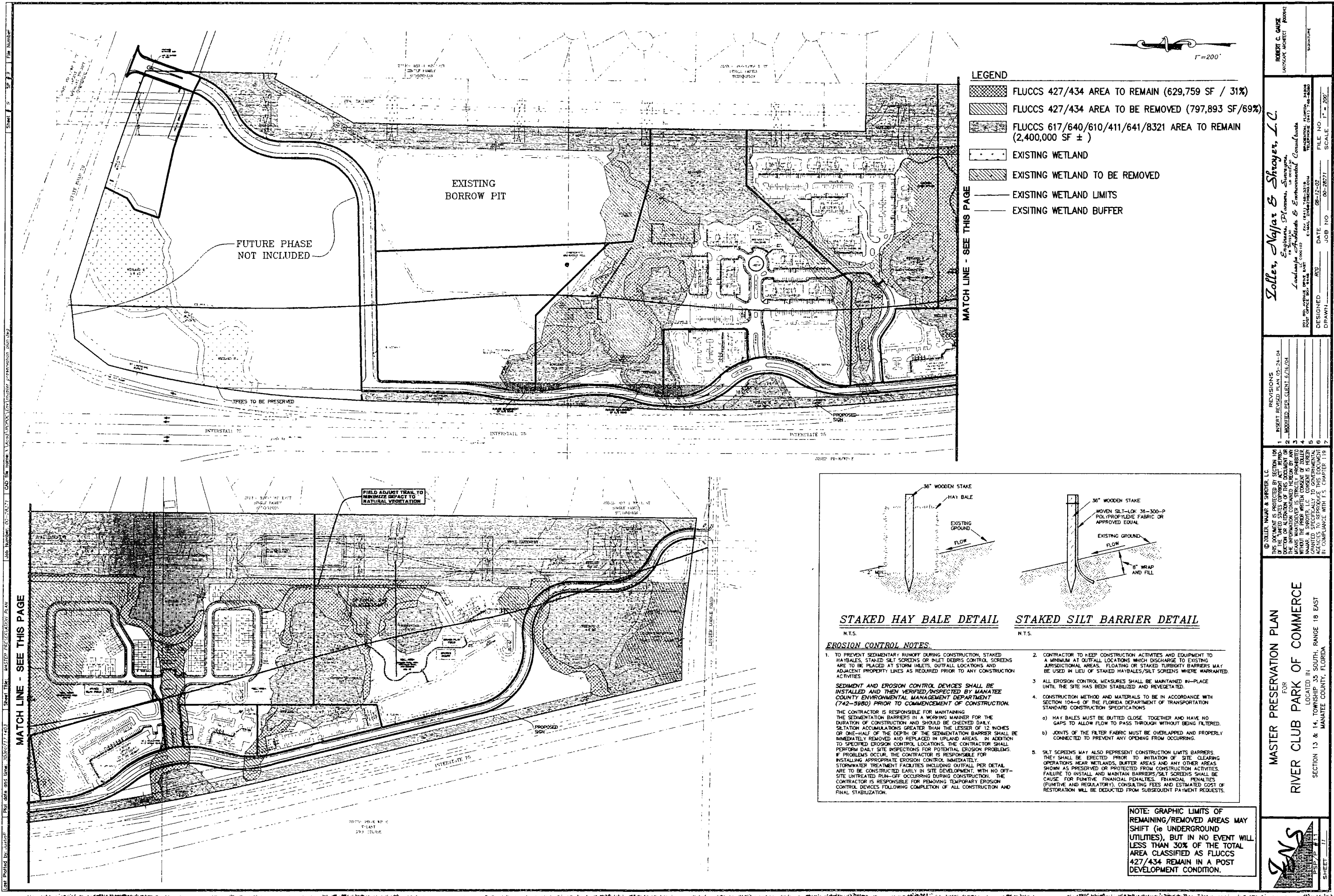
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 IN COMPLIANCE WITH 23 U.S.C. 104.

PRELIMINARY ENGINEERING INTENT
 FOR
RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MIAMI-DADE COUNTY, FLORIDA

ZNS
 SHEET 9

DESIGNED: _____ DATE: 03/30/08
 DRAWN: DW JOB NO. 00-38713 FILE NO. 17-1007



- LEGEND**
- FLUCCS 427/434 AREA TO REMAIN (629,759 SF / 31%)
 - FLUCCS 427/434 AREA TO BE REMOVED (797,893 SF/69%)
 - FLUCCS 617/640/610/411/641/8321 AREA TO REMAIN (2,400,000 SF ±)
 - EXISTING WETLAND
 - EXISTING WETLAND TO BE REMOVED
 - EXISTING WETLAND LIMITS
 - EXISTING WETLAND BUFFER

MATCH LINE - SEE THIS PAGE

REVISIONS

1	INSERT REVISION PLAN 05-24-04
2	MODIFIED PER CLIENT 5/15/04
3	
4	
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7	

DESIGNED BY: **Robert C. Cause**
DATE: 08-17-02
JOB NO: 00-26271
SCALE: 1" = 200'

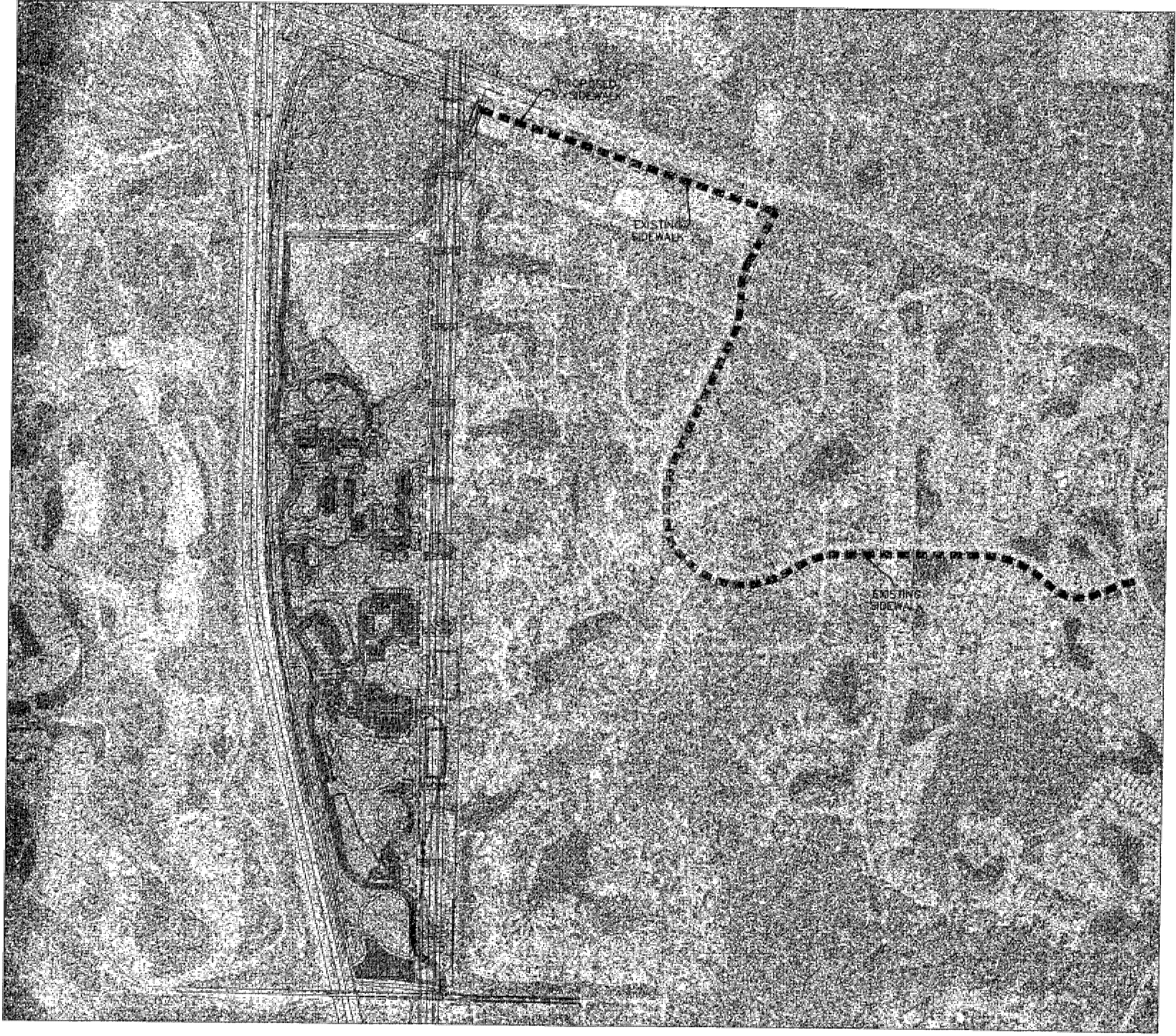
FOR: **MASTER PRESERVATION PLAN**
FOR: **RIVER CLUB PARK OF COMMERCE**
SECTION 13 & 14, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

PROJECT: **MASTER PRESERVATION PLAN**
SHEET: 11

DESIGNED BY: **Robert C. Cause**
DATE: 08-17-02
JOB NO: 00-26271
SCALE: 1" = 200'

FOR: **MASTER PRESERVATION PLAN**
FOR: **RIVER CLUB PARK OF COMMERCE**
SECTION 13 & 14, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

PROJECT: **MASTER PRESERVATION PLAN**
SHEET: 11



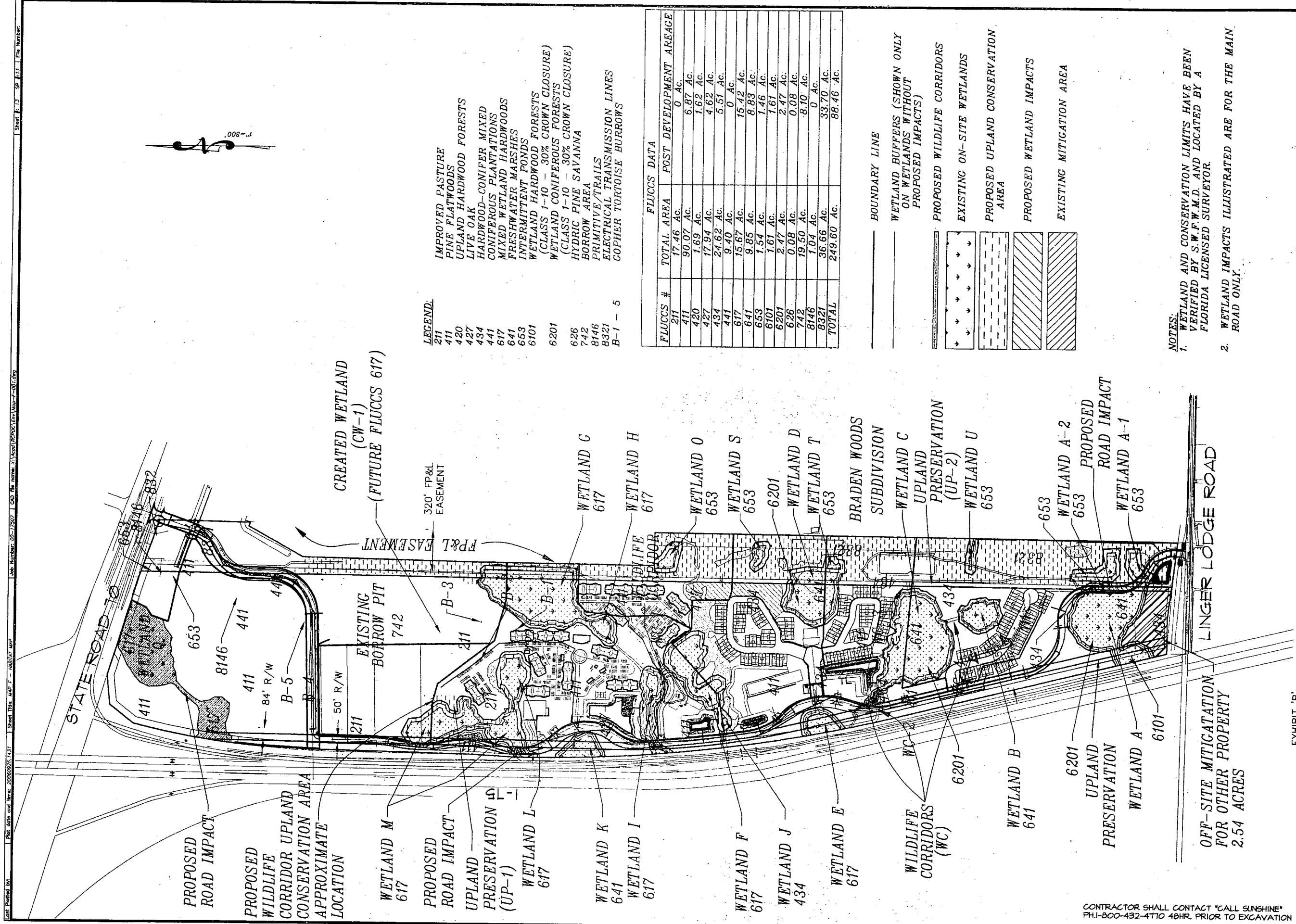
1" = 400'

PEDESTRIAN CIRCULATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

Zoller, Naffar & Shroyer, L.L.C.
Engineers, Planners, Surveyors
Landscapists & Environmental Consultants
251 W. WALTON AVENUE, SUITE 100
TAMPA, FLORIDA 33606
TEL: 813.241.1111 FAX: 813.241.1112
WWW.ZOLLERNAS.COM
DESIGNED BY: DATE: 03/22/08
DRAWN BY: JOB NO.: 00-17507
SCALE: 1"=400'

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LEGEND:

- 211 IMPROVED PASTURE
- 411 PINE FLATWOODS
- 420 UPLAND HARDWOOD FORESTS
- 427 LIVE OAK
- 434 HARDWOOD-CONIFER MIXED
- 441 CONIFEROUS PLANTATIONS
- 617 MIXED WETLAND HARDWOODS
- 641 FRESHWATER MARSHES
- 653 INTERMITTENT PONDS
- 6101 WETLAND HARDWOOD FORESTS (CLASS 1-10 - 30% CROWN CLOSURE)
- 6201 WETLAND CONIFEROUS FORESTS (CLASS 1-10 - 30% CROWN CLOSURE)
- 626 HYDRIC PINE SAVANNA
- 742 BORROW AREA
- 8146 PRIMITIVE/TRAILS
- 8321 ELECTRICAL TRANSMISSION LINES
- B-1 - 5 GOPHER TORTOISE BURROWS

FLUCCS DATA		
FLUCCS #	TOTAL AREA	POST DEVELOPMENT AREA
211	17.46 Ac.	0 Ac.
411	90.07 Ac.	6.87 Ac.
420	1.69 Ac.	1.62 Ac.
427	17.94 Ac.	4.62 Ac.
434	24.62 Ac.	5.51 Ac.
441	9.40 Ac.	0 Ac.
617	15.67 Ac.	15.42 Ac.
641	9.85 Ac.	8.83 Ac.
653	1.54 Ac.	1.46 Ac.
6101	1.61 Ac.	1.61 Ac.
6201	2.47 Ac.	2.47 Ac.
626	0.08 Ac.	0.08 Ac.
742	19.50 Ac.	8.10 Ac.
8146	1.04 Ac.	0 Ac.
8321	36.66 Ac.	33.70 Ac.
TOTAL	249.60 Ac.	88.46 Ac.

BOUNDARY LINE

WETLAND BUFFERS (SHOWN ONLY ON WETLANDS WITHOUT PROPOSED IMPACTS)

PROPOSED WILDLIFE CORRIDORS

EXISTING ON-SITE WETLANDS

PROPOSED UPLAND CONSERVATION AREA

PROPOSED WETLAND IMPACTS

EXISTING MITIGATION AREA

NOTES:

1. WETLAND AND CONSERVATION LIMITS HAVE BEEN VERIFIED BY S.W.F.W.M.D. AND LOCATED BY A FLORIDA LICENSED SURVEYOR.
2. WETLAND IMPACTS ILLUSTRATED ARE FOR THE MAIN ROAD ONLY.

EXHIBIT 'B'

MAP F - HABITAT MAP FOR RIVER CLUB PARK OF COMMERCE LOCATED IN SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

Zoller, Najjar & Shroyer, L.L.C. Engineers, Planners, Surveyors, and Environmental Consultants

9/17/01

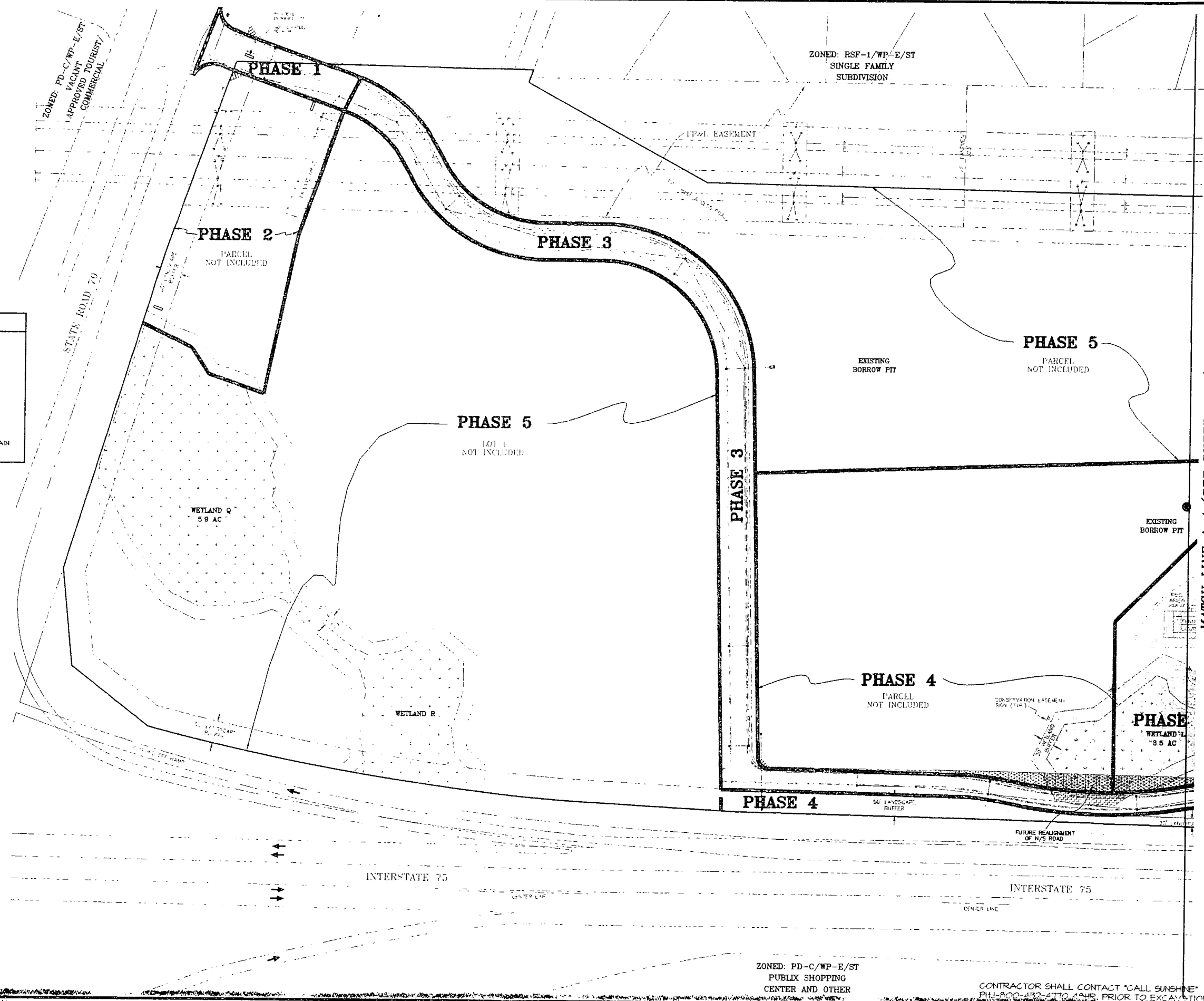
ROBERT C. ONISE LANDSCAPE ARCHITECT P00042

9/26/2006

CONTRACTOR SHALL CONTACT "CALL SUNSHINE" PH:1-800-432-4770 48HR. PRIOR TO EXCAVATION

SCALE 1" = 100'

LANDSCAPE LEGEND:	
	PROPOSED CANOPY TREE
	PROPOSED PALM
	PROPOSED SHRUB
	EXISTING VEGETATION TO REMAIN



ZONED: PD-C/WP-E/ST
PUBLIC SHOPPING
CENTER AND OTHER

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PHI-800-432-4444 PRIOR TO EXCAVATION

PRELIMINARY LANDSCAPE PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

REVISIONS

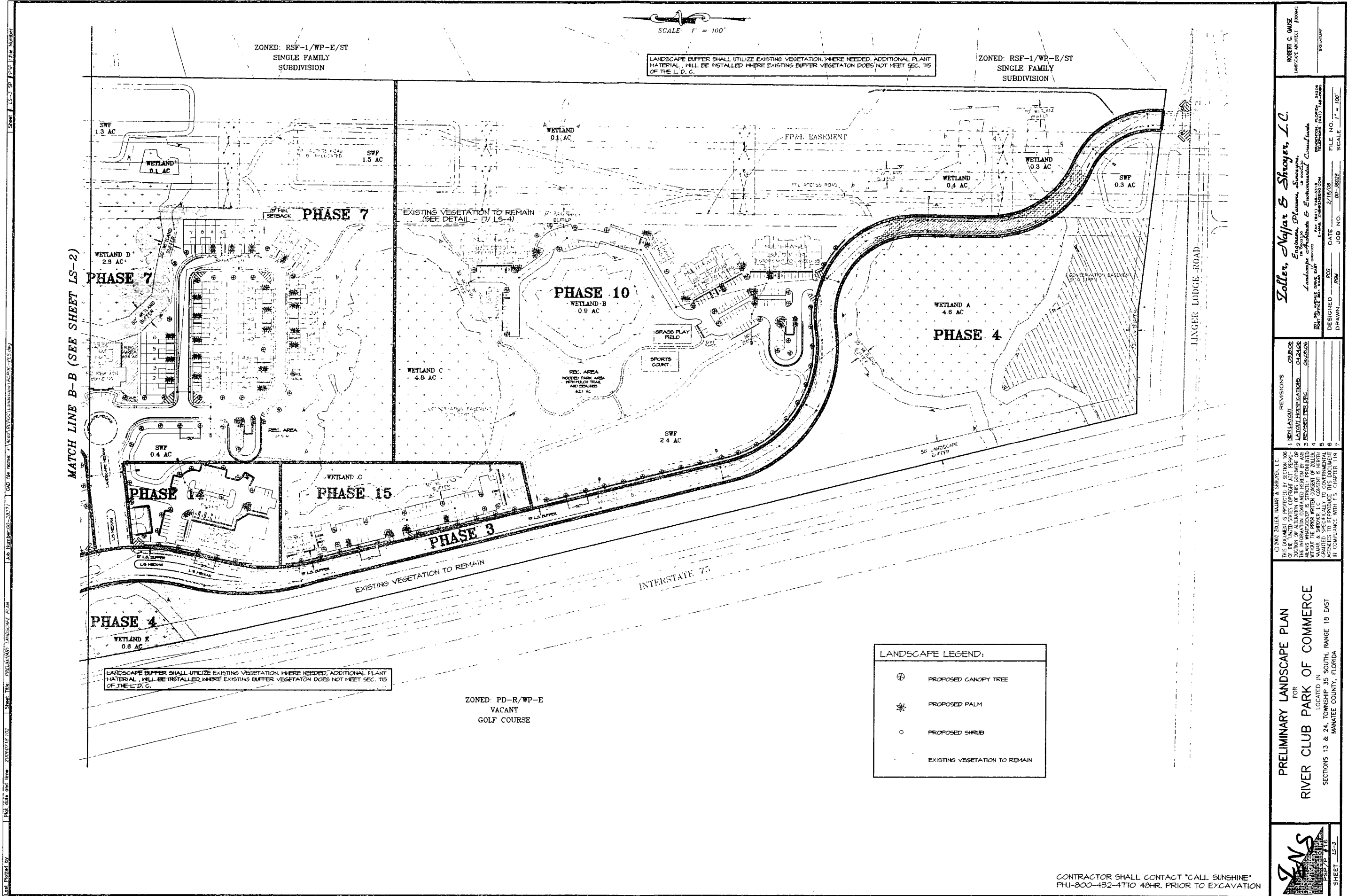
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3	REVISION	03/15/06
4	REVISION	03/15/06
5	REVISION	03/15/06
6	REVISION	03/15/06
7	REVISION	03/15/06

DESIGNED BY RM
DATE 2/16/06
FILE NO. 00-18026
SCALE 1" = 100'

DRAWN BY RM
DATE 2/16/06
FILE NO. 00-18026
SCALE 1" = 100'

FOR THE CLIENT:
ZOLLER, NAJAF & SHRYVER, L.L.C.
Engineers, Planners, Surveyors,
Landscape Architects & Environmental Consultants
201 001 AVENUE DRIVE EAST
SUITE 200
TAMPA, FLORIDA 33606
PHONE 813 244-3316
FAX 813 244-3316
WWW.ZNS-LLC.COM

FOR THE ARCHITECT:
ROBERT C. GUNSE
LANDSCAPE ARCHITECT, ARCHITECT
SIGNATURE



Job Number: 20160717.157
Sheet Title: PDS/PP COVER SHEET
Last Plotted By: JBN/AV
Plot Date and Time: 20160717.157
CAD File Name: X:\2016\20160717.157\20160717.157.DWG
Job Number: 20160717.157
Sheet Title: PDS/PP COVER SHEET
Last Plotted By: JBN/AV
Plot Date and Time: 20160717.157

PART 2

PRELIMINARY SITE PLAN/PLAT

FOR

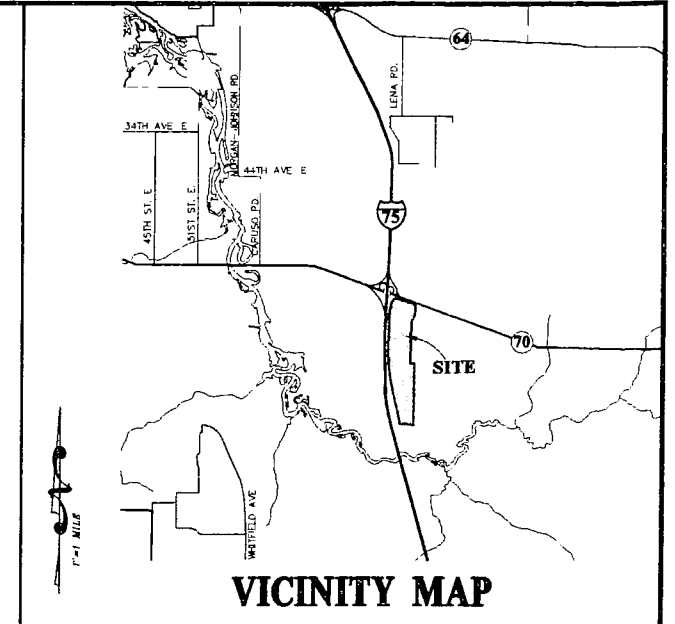
RIVER CLUB PARK OF COMMERCE

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

LOCATED IN

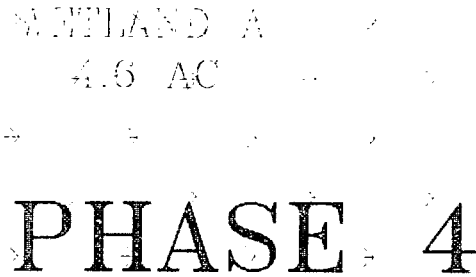
SECTIONS 13 & 24, TWP. 35 S., RGE. 18 E.
MANATEE COUNTY, FLORIDA

ZONED: PDMU/WP-E/ST



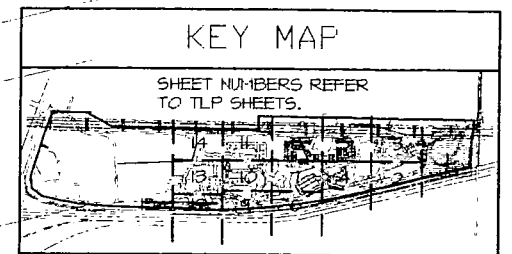
PREPARED BY:
ZOLLER, NAJJAR & SHROYER, L.C.
P.O. BOX 9448
201 5TH AVENUE DRIVE EAST
BRADENTON, FLORIDA 34206
TEL: (941) 748-8080

MATCH LINE (SEE SHEET TBP-3)



TREE REMOVAL/REPLACEMENT INVENTORY *				
PHASES 6, 7, 8, 9 & 10				
TREES TO BE REMOVED	4"-5" (1, 1)	16"-30" (2, 1)	31"-OVER (3, 1)	
OAKS	311	30	0	
PINES	332	25	0	
OTHER	56	0	0	
TOTAL REMOVED	661	55	0	
TOTAL REQUIRED REPLACEMENT TREES	661	110	0	
REQUIRED REPLACEMENT TREES =				771
PROPOSED REPLACEMENT TREES =				771
TOTAL NUMBER OF PALMS REMOVED =				34
PROPOSED REPLACEMENT PALMS =				34
<u>REPLACEMENT TREE SIZES:</u>				
60" - @ 10' HEIGHT WITH 5" CAL				
110" - @ 14'-16" HEIGHT WITH 5" CAL				
0 - @ 18"-24" HEIGHT WITH 7" CAL				
34 - REPLACEMENT PALMS				

- LEGEND:**
- | | |
|---|-----------------------------|
|  | TREE TAG |
|  | EXISTING TREE TO BE REMOVED |
|  | EXISTING TREE TO REMAIN |



CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PH.1-800-432-4770 48 HR. PRIOR TO EXCAVATION

Zoller, Naffar & Shroyer, L.L.C.
Engineers, Planners, Surveyors,
10002230 LA 000230

ROBERT C. GAUSE
LANDSCAPE ARCHITECT 7000942

Lotter, Naffar & Shroyer, L.L.C.
Engineers, Planners, Surveyors,
18 0602230 18 0002530

1 LAYOUT MODIFICATIONS 04/24/08
2 REVISED PER DRC 08/05/08

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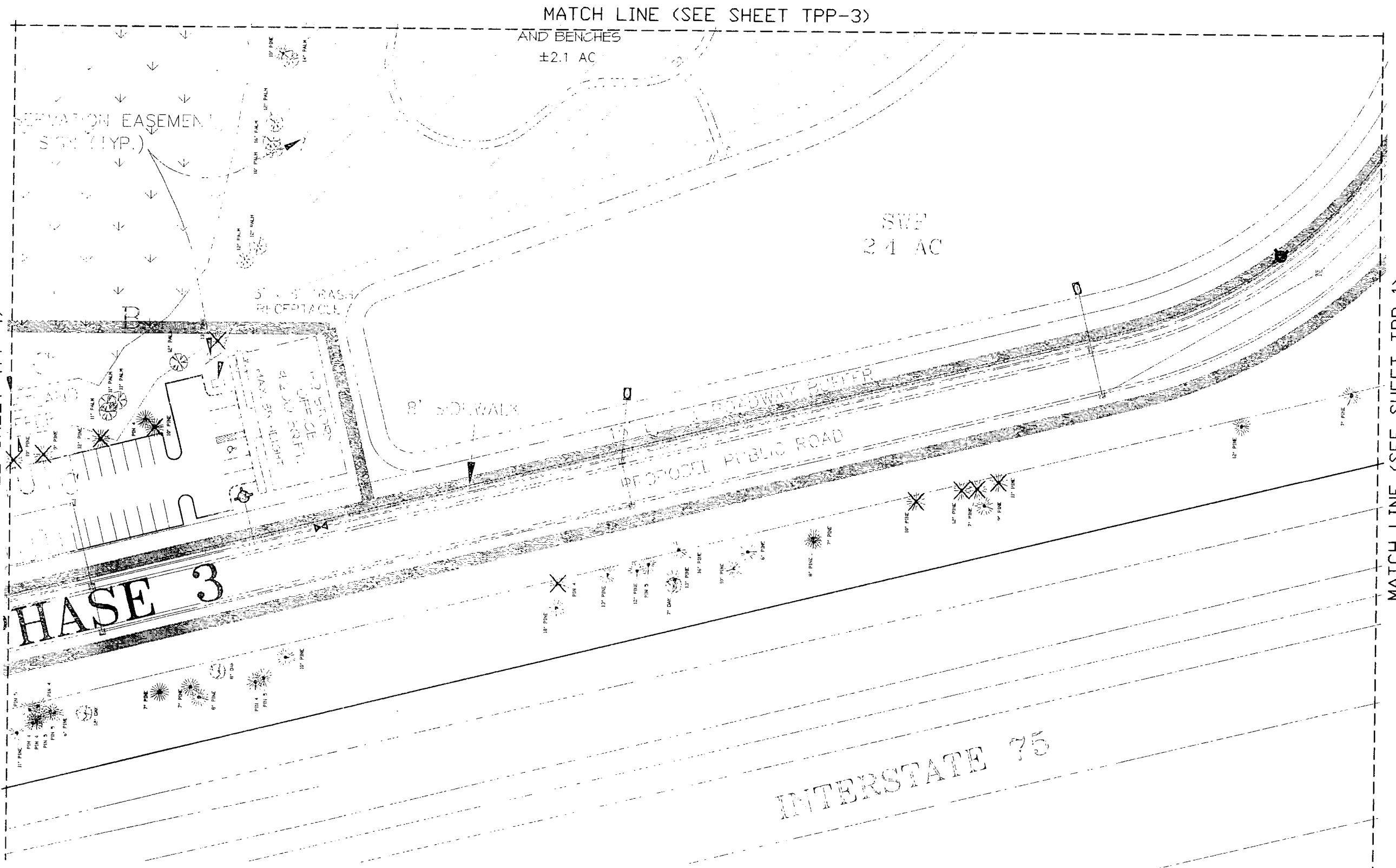
PLAN
E COMMERCE

FREE LOCATION FOR CLUB BARK

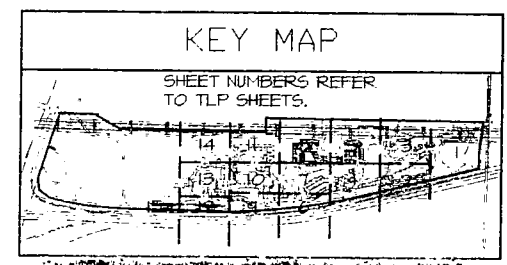
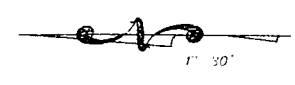
DIVISION

Plot date and time: 06/07/16 10:17
LCS Number: 00000716 1017
Sheet Title: Tree Location Plan
Scale: 1" = 30'

MATCH LINE (SEE SHEET TPP-4)



MATCH LINE (SEE SHEET TPP-1)



- LEGEND:
- 10" PINE TREE TAG
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

CONTRACTOR SHALL CONTACT "CALL SUNSHINE" PH: 800-432-4110 48 HR. PRIOR TO EXCAVATION

TREE LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP B SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA

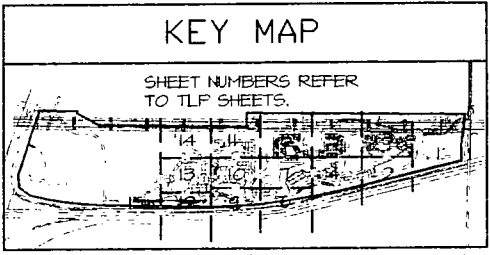
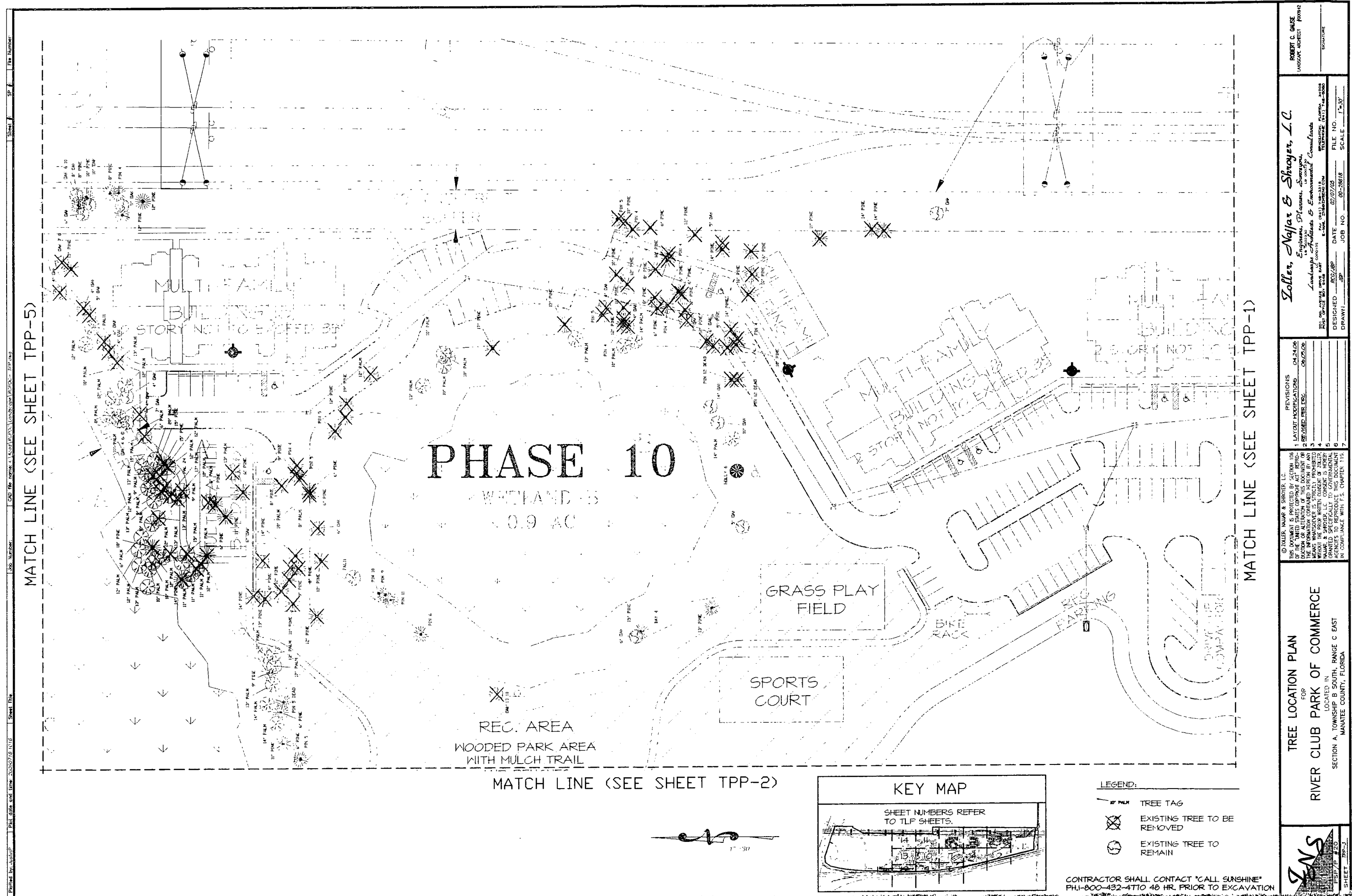
Zoller, Najjar & Shroyer, L.C.
Landscape Architects & Environmental Consultants
10000 US HWY 90 N, SUITE 200
FORT MYERS, FL 33913
TEL: 941.336.3318
FAX: 941.336.3319
WWW.ZNS-FL.COM

REBERT C. GANSE
LANDSCAPE ARCHITECT
FOUNDER
SIGNATURE

REVISIONS	DATE
1. LAYOUT MODIFICATIONS	04/24/08
2. REVISIONS PER DSC	06/25/08
3. LAYOUT MODIFICATIONS	06/25/08
4. LAYOUT MODIFICATIONS	06/25/08
5. LAYOUT MODIFICATIONS	06/25/08
6. LAYOUT MODIFICATIONS	06/25/08
7. LAYOUT MODIFICATIONS	06/25/08

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ZNS
PSP/B 7/9
SHEET TPP-2



- LEGEND:**
- 12" PALM TREE TAG
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PHI-800-432-4770 48 HR. PRIOR TO EXCAVATION

TREE LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA

Revisions

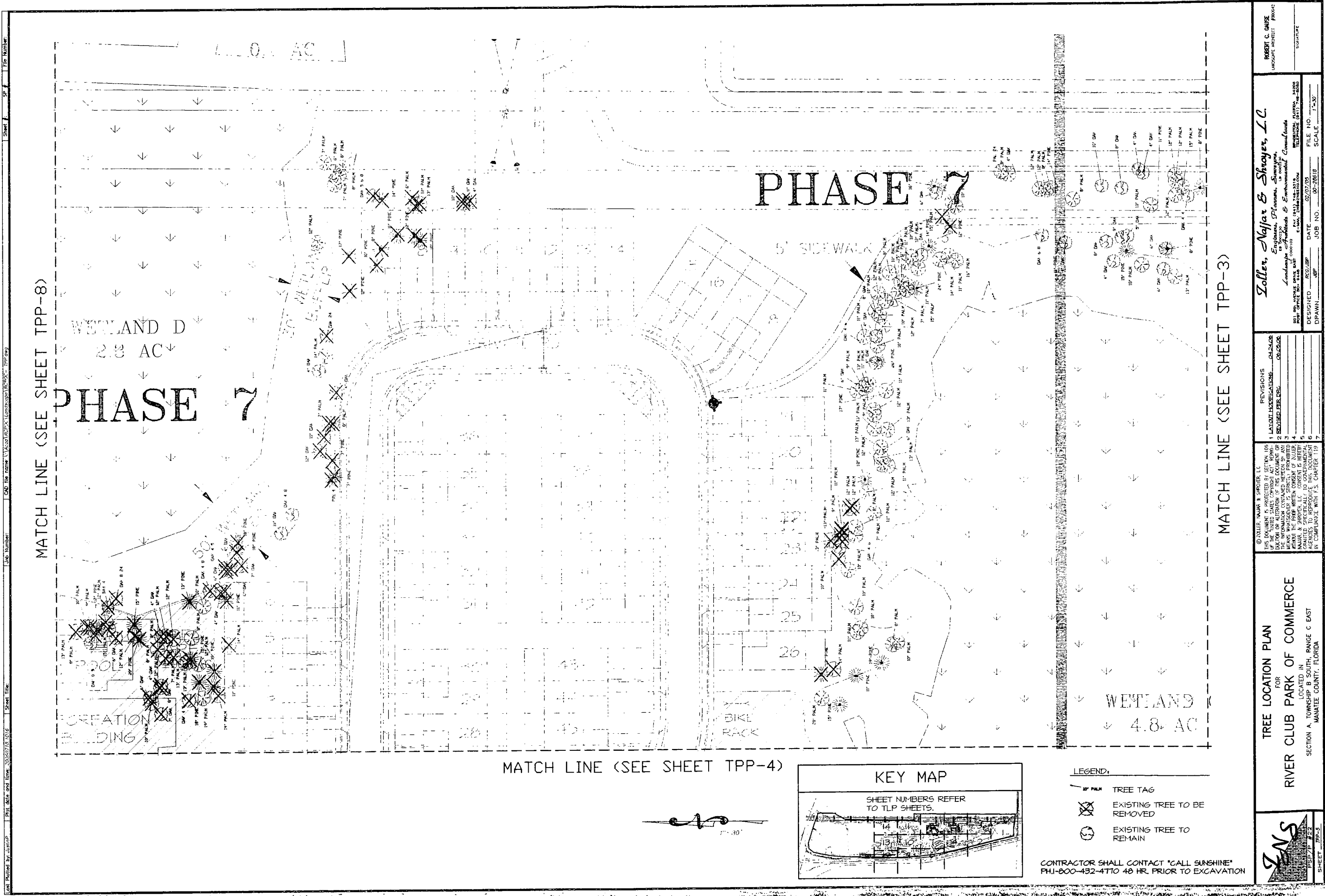
NO.	DESCRIPTION	DATE
1	LAYOUT MODIFICATIONS	04/24/06
2	RE-USED TREE TAG	06/22/06
3		
4		
5		
6		
7		

DESIGNED: ROL/BBP **DATE:** 02/07/03 **FILE NO.:** 17-307
DRAWN: BBP **JOB NO.:** 00-28618 **SCALE:** 1"=30'

Robert C. Gause
LANDSCAPE ARCHITECT

Zoller, Najjar & Shroyer, L.L.C.
Engineers, Planners, Surveyors
Landscape Architects & Environmental Consultants
14000 W. US HWY 90, SUITE 100, TAMPA, FL 33613
TEL: 813-988-1100 FAX: 813-988-1101
WWW.ZNS-LLC.COM

ZNS
PP-3



MATCH LINE (SEE SHEET TPP-8)

WETLAND D
2.3 AC

PHASE 7

PHASE 7

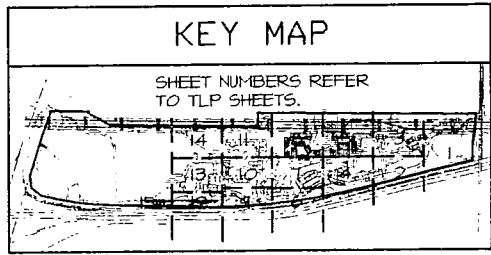
5' SIDEWALK

BIKE RACK

WETLAND 9
4.8 AC

MATCH LINE (SEE SHEET TPP-4)

MATCH LINE (SEE SHEET TPP-3)



LEGEND:

- 1" PINE TREE TAG
- X EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PHI-800-432-4710 48 HR. PRIOR TO EXCAVATION

Tree Location Plan
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA

Revisions

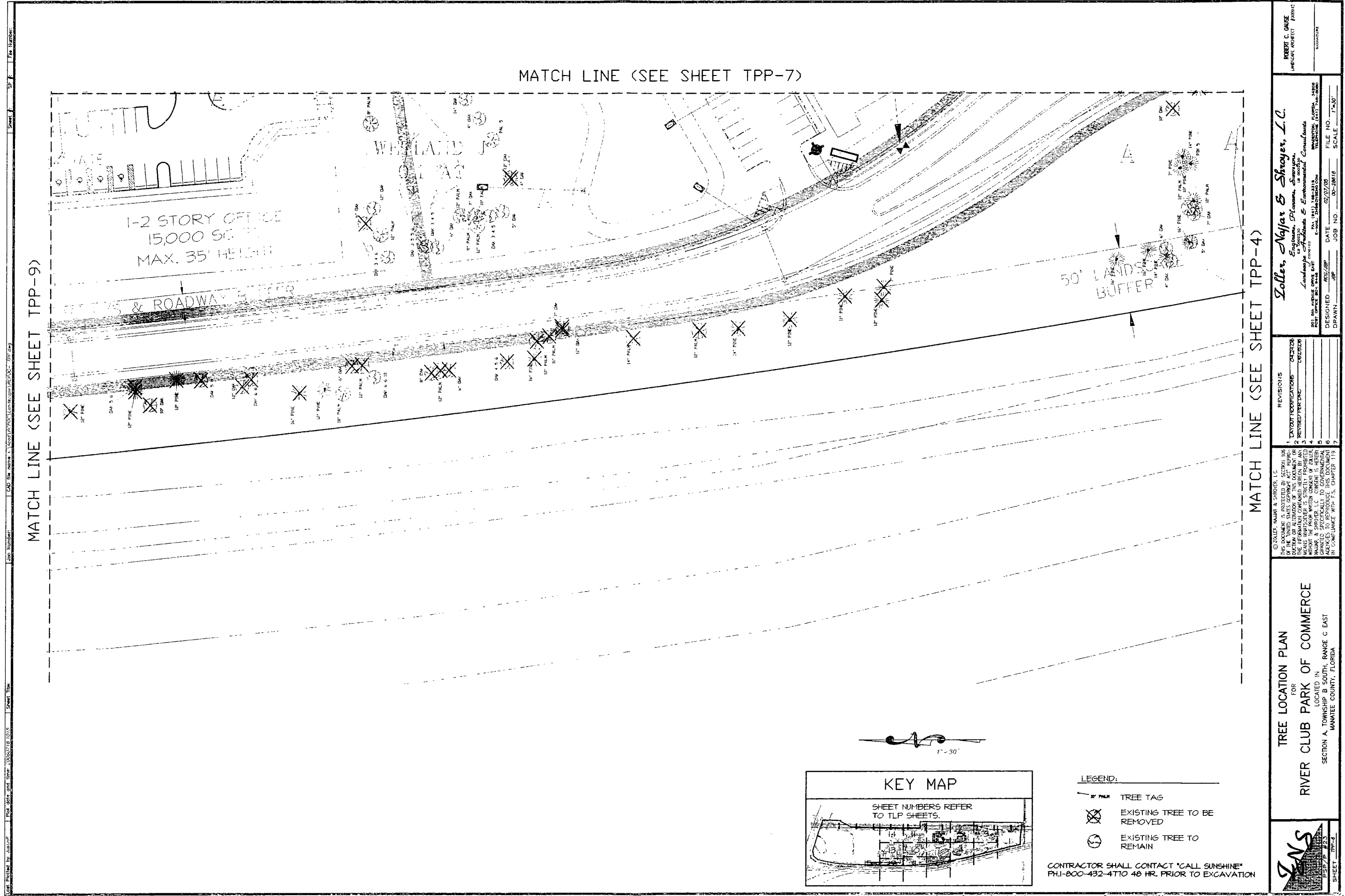
NO.	DESCRIPTION	DATE
1	LAYOUT MODIFICATIONS	04/24/08
2	REMOVED TREE TAG	06/26/08
3		
4		
5		
6		
7		

Project Information

DESIGNED BY: RGS/DP DATE: 02/07/08
DRAWN BY: DP JOB NO.: 00-28610 SCALE: 1"=30'

Professional Engineer
Zoller, Najjar & Shroyer, LLC
Engineers, Planners, Surveyors
Landscape Architects & Environmental Consultants
1000 1st Street, Suite 100
St. Petersburg, FL 33701
TEL: 727-321-1111 FAX: 727-321-1112
WWW.ZNS-PA.COM

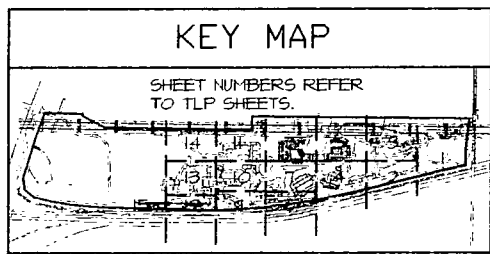
Professional Architect
ROBERT C. GRISE
UNLICENSED ARCHITECT
1000 1st Street, Suite 100
St. Petersburg, FL 33701
TEL: 727-321-1111 FAX: 727-321-1112
WWW.ZNS-PA.COM



MATCH LINE (SEE SHEET TPP-9)

MATCH LINE (SEE SHEET TPP-7)

MATCH LINE (SEE SHEET TPP-4)



- LEGEND:
- 12" PINE TREE TAG
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

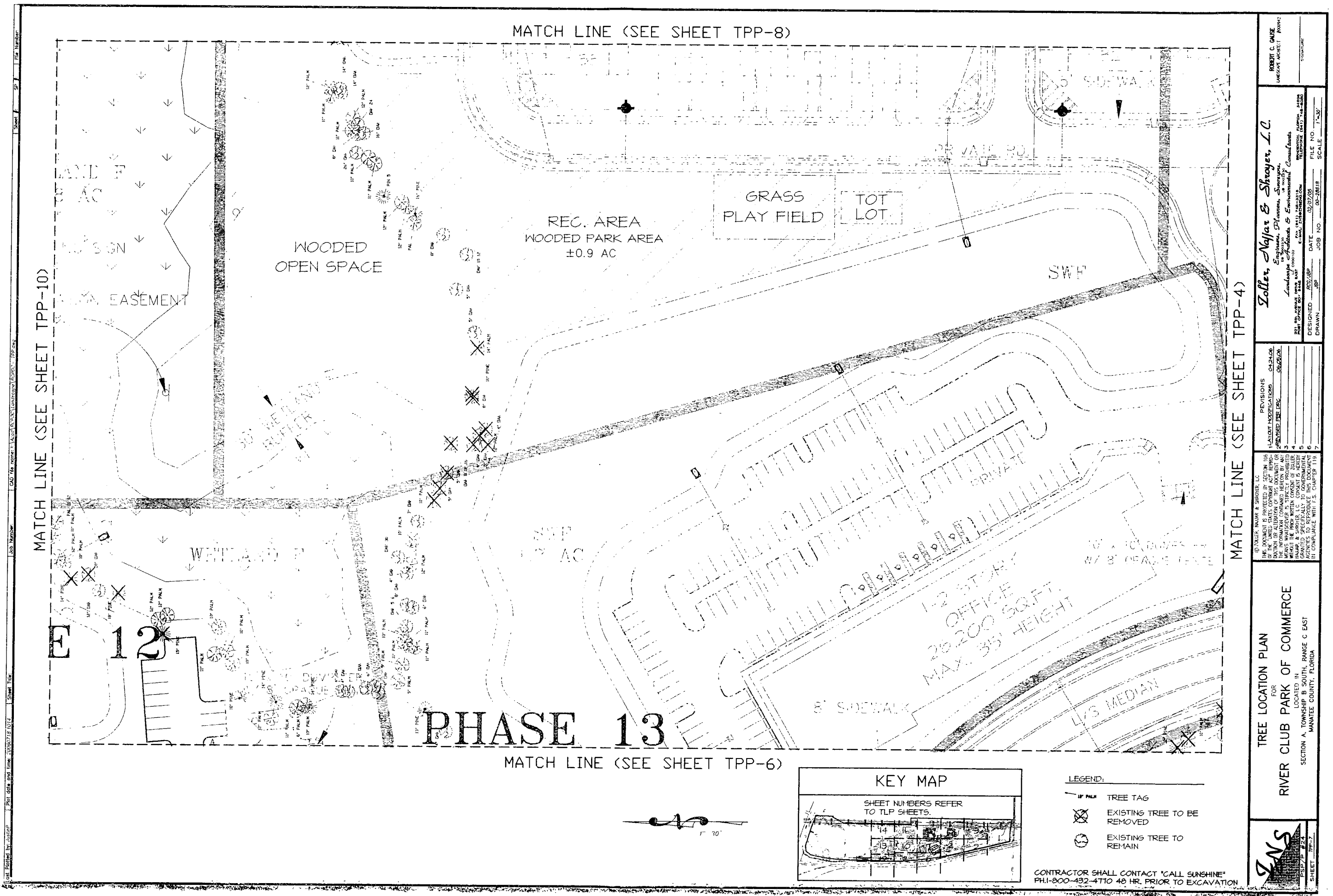
CONTRACTOR SHALL CONTACT "CALL SUNSHINE" PH.1-800-432-4710 48 HR. PRIOR TO EXCAVATION

TREE LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP B SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA



REVISIONS	
1	LAYOUT MODIFICATIONS 04/22/06
2	REVISED TREE TAGS 04/22/06
3	
4	
5	
6	
7	

DESIGNED: JSP DATE: 02/07/05 JOB NO. 00-10618 SCALE: 1"=30'
DRAWN: JSP
Zoller, Najjar & Shroyer, L.C.
Engineers, Planners, Surveyors,
Landscape Architects & Environmental Consultants
10000 W. US HWY 90, SUITE 200
FORT MYERS, FL 33907
TEL: 888-888-8888 FAX: 888-888-8888
WWW.ZNS-FL.COM
ROBERT C. GAUSE
LANDSCAPE ARCHITECT
00000000



PROJECT: RIVER CLUB PARK OF COMMERCE
SHEET: TPP-13

DESIGNED BY: J. S. SHRYVER, L.C.
DATE: 12/07/05
SCALE: 1"=50'

REVIEWED BY: R. C. GANSE
DATE: 02/28/06
SCALE: 1"=50'

PROJECT: RIVER CLUB PARK OF COMMERCE
SHEET: TPP-13

DESIGNED BY: J. S. SHRYVER, L.C.
DATE: 12/07/05
SCALE: 1"=50'

REVIEWED BY: R. C. GANSE
DATE: 02/28/06
SCALE: 1"=50'

PROJECT: RIVER CLUB PARK OF COMMERCE
SHEET: TPP-13

DESIGNED BY: J. S. SHRYVER, L.C.
DATE: 12/07/05
SCALE: 1"=50'

REVIEWED BY: R. C. GANSE
DATE: 02/28/06
SCALE: 1"=50'

PROJECT: RIVER CLUB PARK OF COMMERCE
SHEET: TPP-13

DESIGNED BY: J. S. SHRYVER, L.C.
DATE: 12/07/05
SCALE: 1"=50'

REVIEWED BY: R. C. GANSE
DATE: 02/28/06
SCALE: 1"=50'

PROJECT: RIVER CLUB PARK OF COMMERCE
SHEET: TPP-13

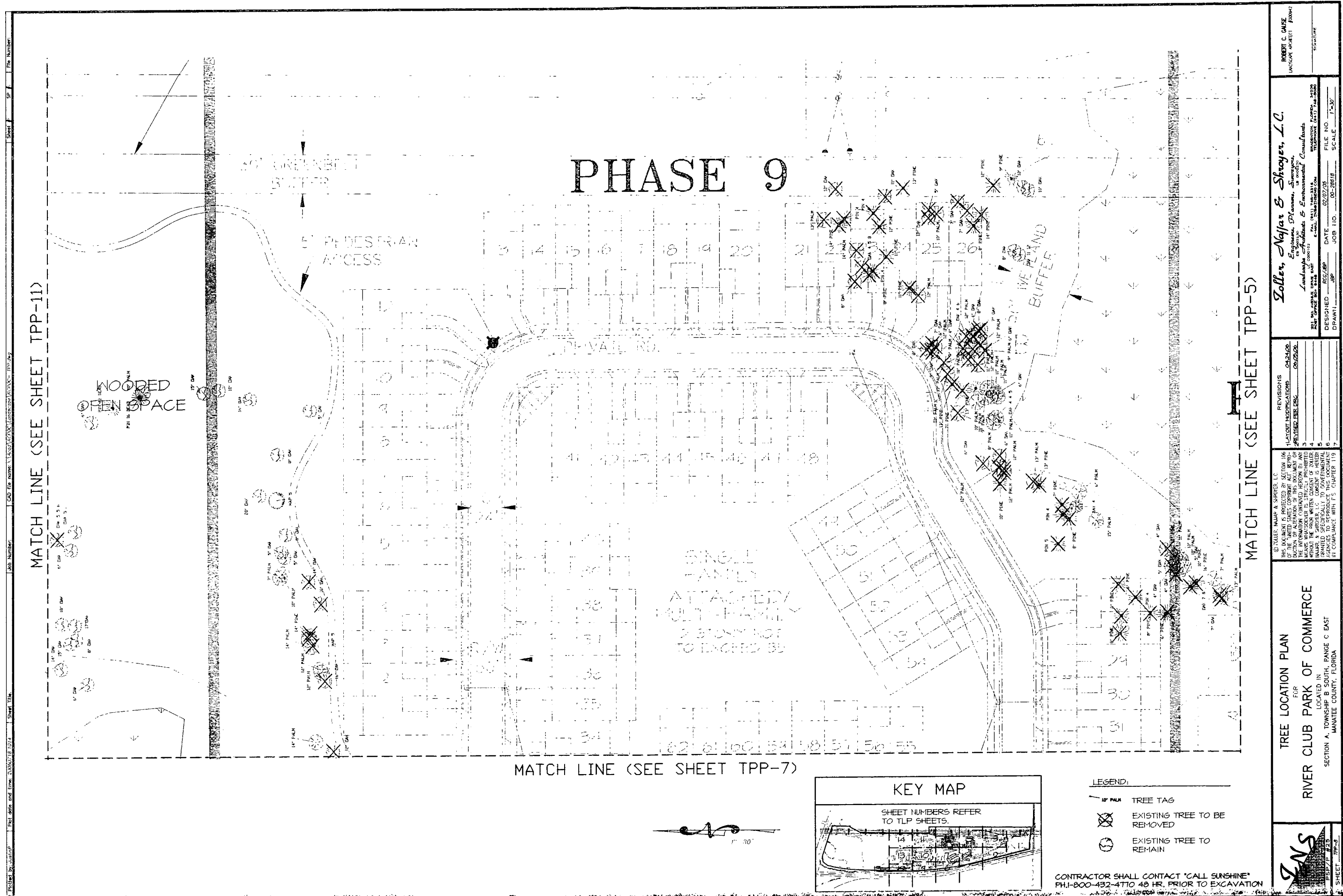
DESIGNED BY: J. S. SHRYVER, L.C.
DATE: 12/07/05
SCALE: 1"=50'

REVIEWED BY: R. C. GANSE
DATE: 02/28/06
SCALE: 1"=50'

PROJECT: RIVER CLUB PARK OF COMMERCE
SHEET: TPP-13

DESIGNED BY: J. S. SHRYVER, L.C.
DATE: 12/07/05
SCALE: 1"=50'

REVIEWED BY: R. C. GANSE
DATE: 02/28/06
SCALE: 1"=50'



DESIGNED BY: RGT/ABP
DRAWN BY: JBP
DATE: 05/02/05
JOB NO.: 00-28618
SCALE: 1"=30'

REVISIONS
1. LAYOUT MODIFICATIONS 04/24/05
2. REVISED TREE TAGS 05/05/05
3. REVISED TREE TAGS 05/05/05
4. REVISED TREE TAGS 05/05/05
5. REVISED TREE TAGS 05/05/05
6. REVISED TREE TAGS 05/05/05
7. REVISED TREE TAGS 05/05/05

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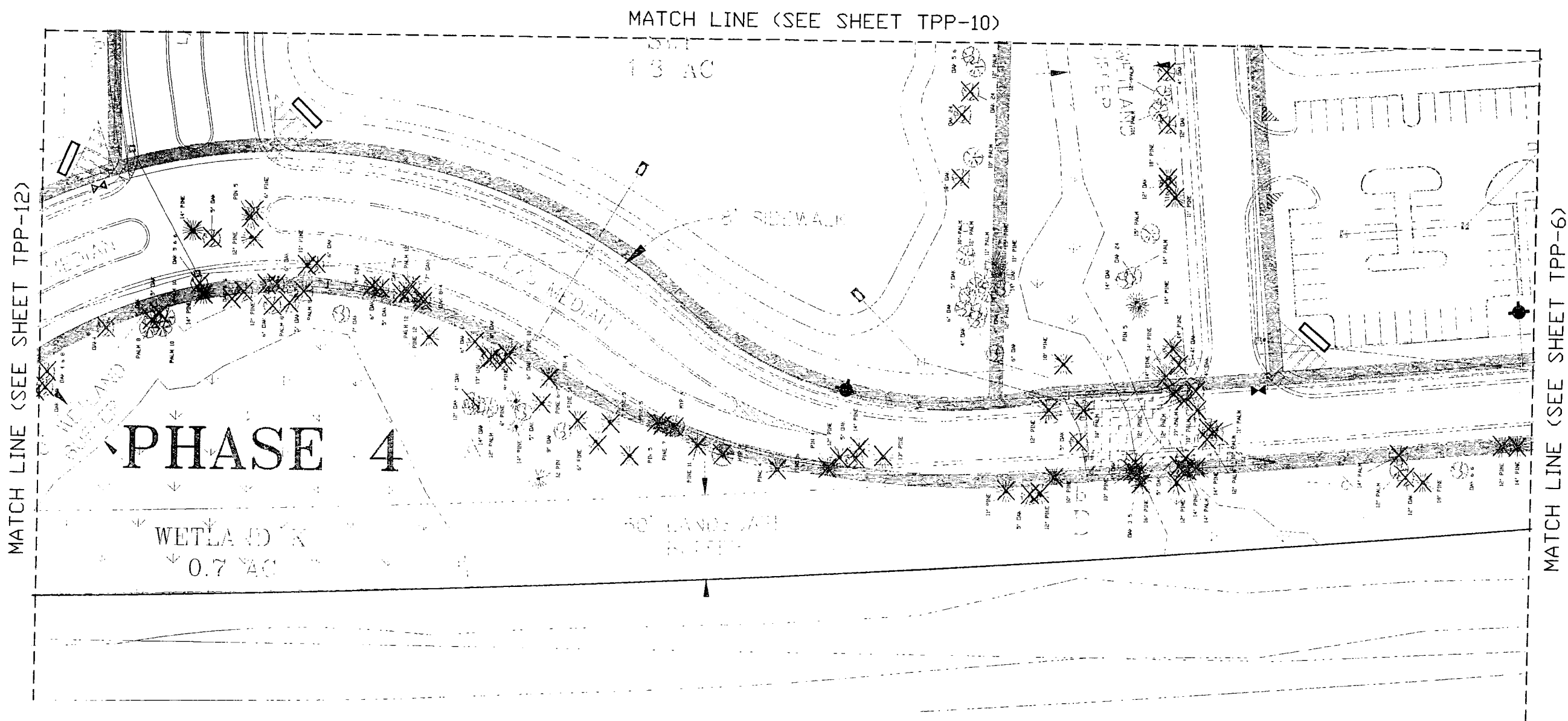
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FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA

Tree Location Plan
PSP/P 233
SHEET TPP-9

Zoller, Najjar & Shoyer, L.L.C.
Engineers, Planners, Surveyors,
Landscape Architects & Environmental Consultants
2501 1st St. N., Suite 200
St. Petersburg, FL 33713-4200
TEL: 727-321-1234
FAX: 727-321-1235
WWW.ZNS-LLC.COM

ROBERT C. GAUSE
LANDSCAPE ARCHITECT
100042

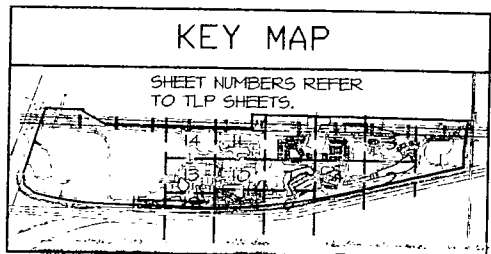


PHASE 4

WETLAND
0.7 AC

MATCH LINE (SEE SHEET TPP-10)

MATCH LINE (SEE SHEET TPP-6)



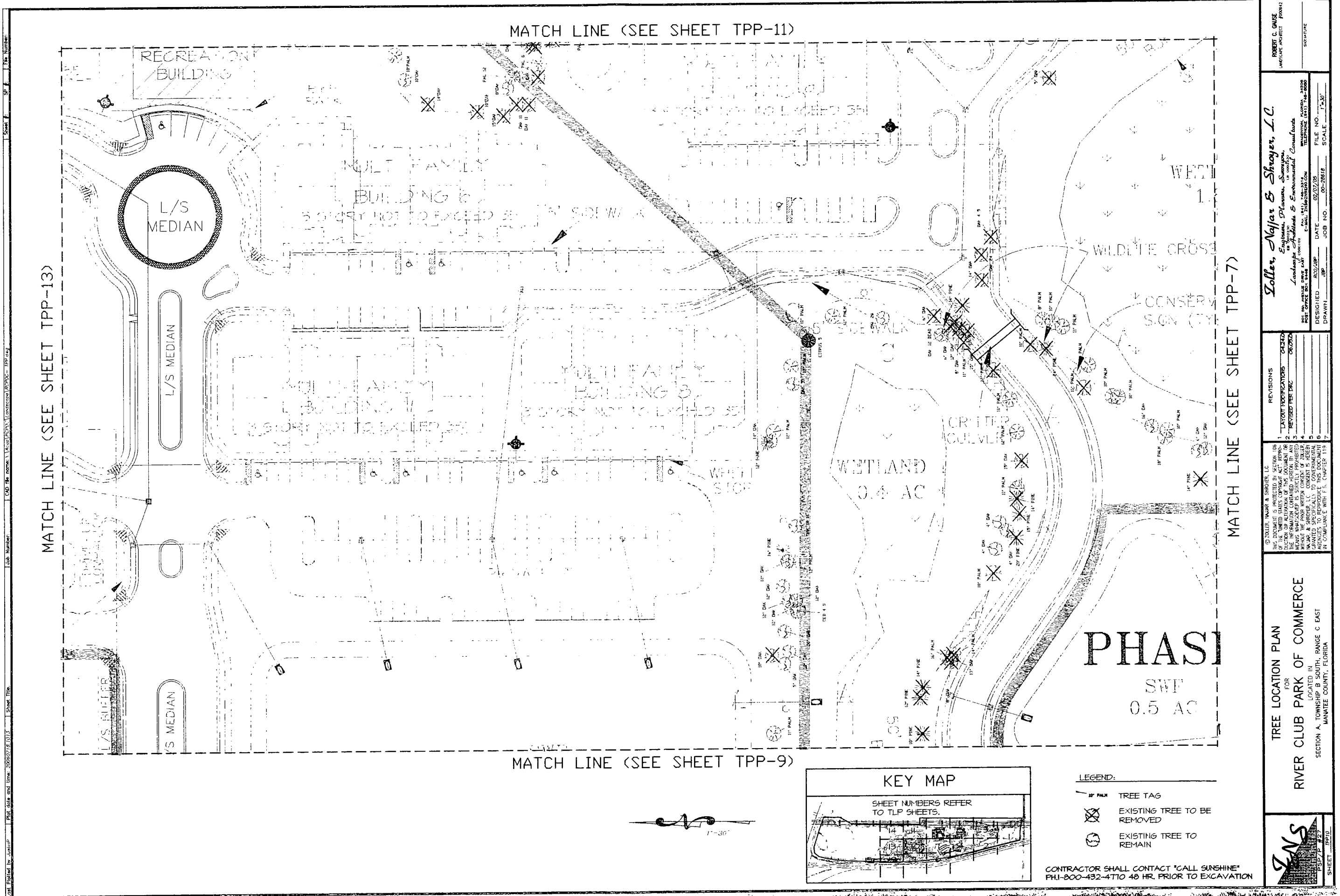
- LEGEND:
- 12' PINE TREE TAG
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PH.1-800-432-4710 48 HR. PRIOR TO EXCAVATION

TREE LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA

Zoller, Najjar & Shroyer, L.L.C.
Engineers, Planners, Surveyors
Landscapes, Architecture & Environmental Consultants
DESIGNED BY: RJS, JMS, JLS
DRAWN BY: JMS
DATE: 02/07/05
JOB NO: 06-28818
SCALE: 1"=30'

ROBERT C. GAUSE
MANATEE COUNTY
SIGNATURE

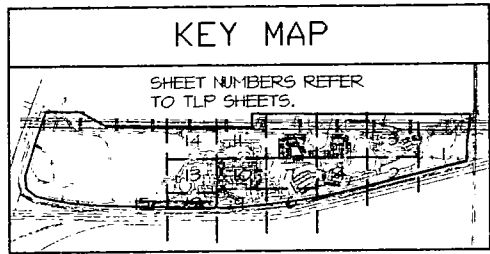
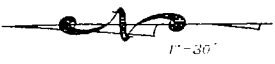


MATCH LINE (SEE SHEET TPP-13)

MATCH LINE (SEE SHEET TPP-11)

MATCH LINE (SEE SHEET TPP-9)

MATCH LINE (SEE SHEET TPP-7)



- LEGEND:
- 12" PALM TREE TAG
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PHI-800-432-4TTO 48 HR. PRIOR TO EXCAVATION

PROJECT LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA

REVISIONS

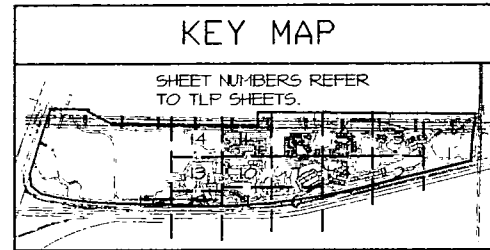
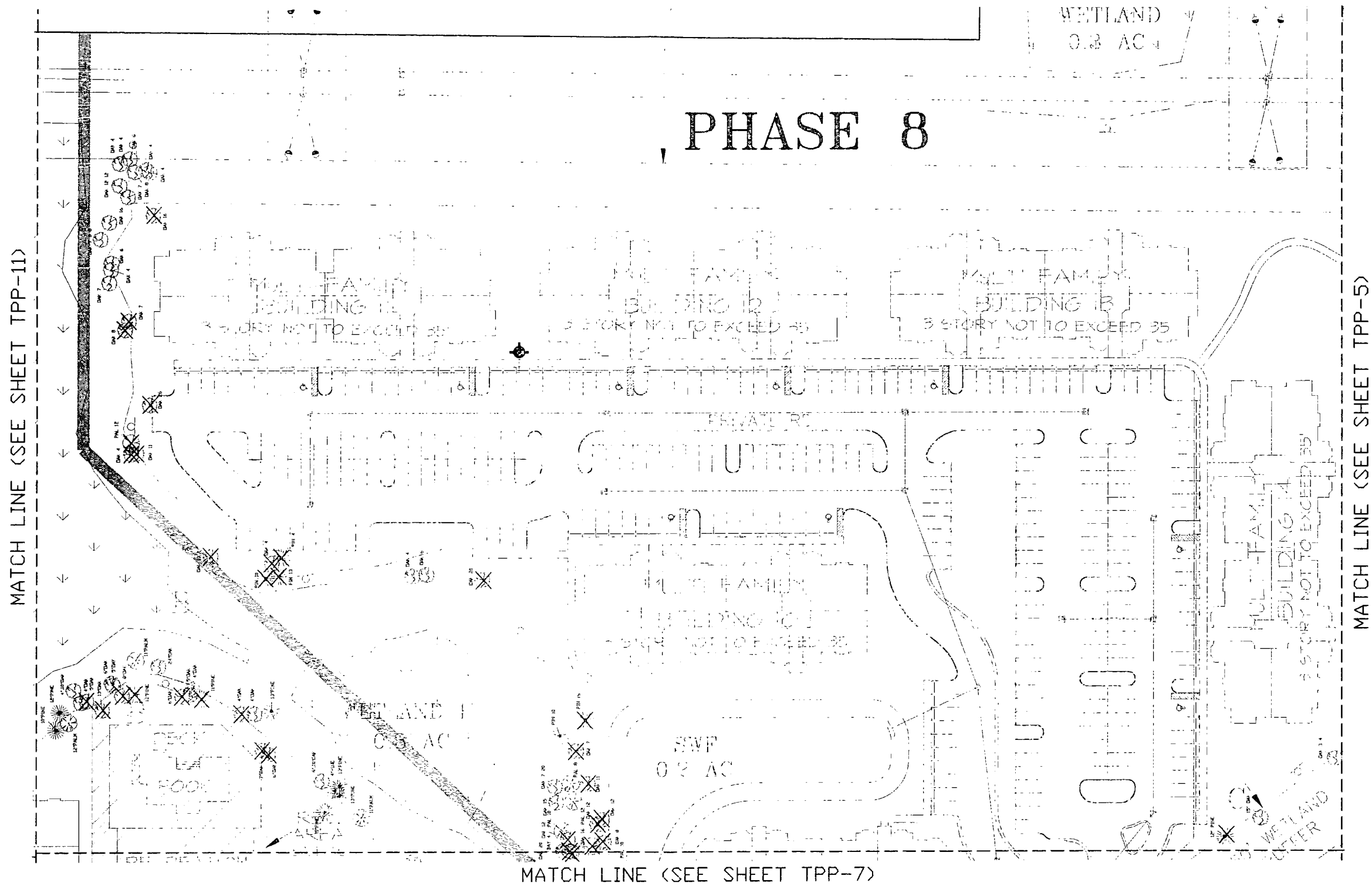
1	DESIGN REVISIONS	06/20/20
2	REVISED PER DMC	06/20/20
3		
4		
5		
6		
7		

DESIGNED BY: *ASD/JP* DATE: 02/02/20
DRAWN BY: *JP* JOB NO.: 00-2618 SCALE: 1"=30'

LANDSCAPE ARCHITECT
Zoller, Najar & Shroyer, L.L.C.
Engineers, Planners, Surveyors
in cooperation with
Landmarks in Architecture & Environmental Consultants
10101 AVENUE D, SUITE 100
FORT MYERS, FLORIDA 33907
TEL: 888-888-8888
FAX: 888-888-8888
WWW.ZNS.COM

ROBERT C. GAUSE
LANDSCAPE ARCHITECT #00042

SHEET 1010



- LEGEND:
- IF PALM TREE TAG
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PHI-800-432-4TIO 48 HR. PRIOR TO EXCAVATION

TREE LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP B, SOUTH, RANGE C, EAST
MANATEE COUNTY, FLORIDA



Jolley, Najjar & Shroyer, L.L.C.

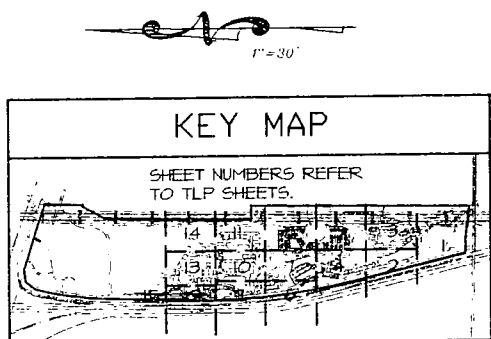
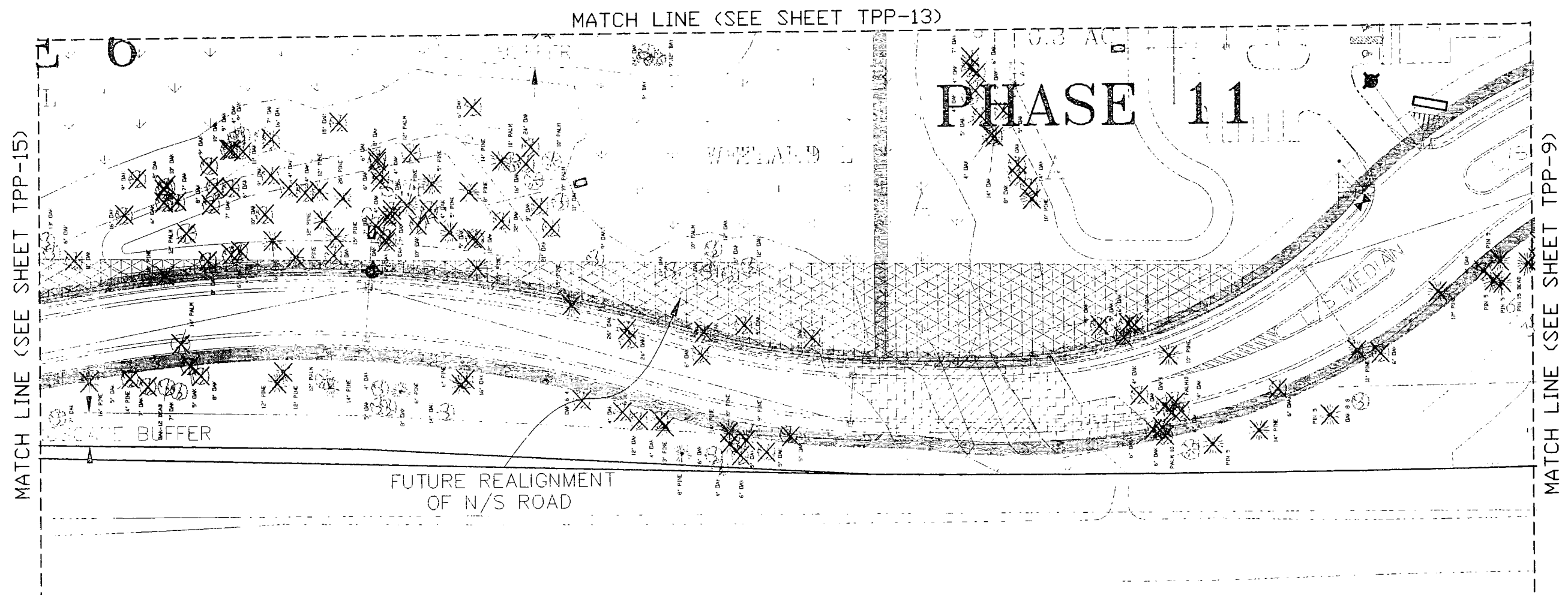
Engineers, Planners, Surveyors
Landscape Architects & Environmental Consultants
DESIGNED: RJC/DBP DATE: 02/07/05 FILE NO.: 02-38618
DRAWN: DBP SCALE: 1"=30'

REVISIONS

1	LAYOUT MODIFICATIONS	04/24/05
2	REVISED PER DRC	05/25/05
3	REVISED PER DRC	05/25/05
4		
5		
6		
7		

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ROBERT C. GAUSE
LANDSCAPE ARCHITECT
000042
SIGNATURE



- LEGEND:
- 12" PINE TREE TAG
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN
- CONTRACTOR SHALL CONTACT "CALL SUNSHINE" PH: 800-432-4TT0 48 HR. PRIOR TO EXCAVATION

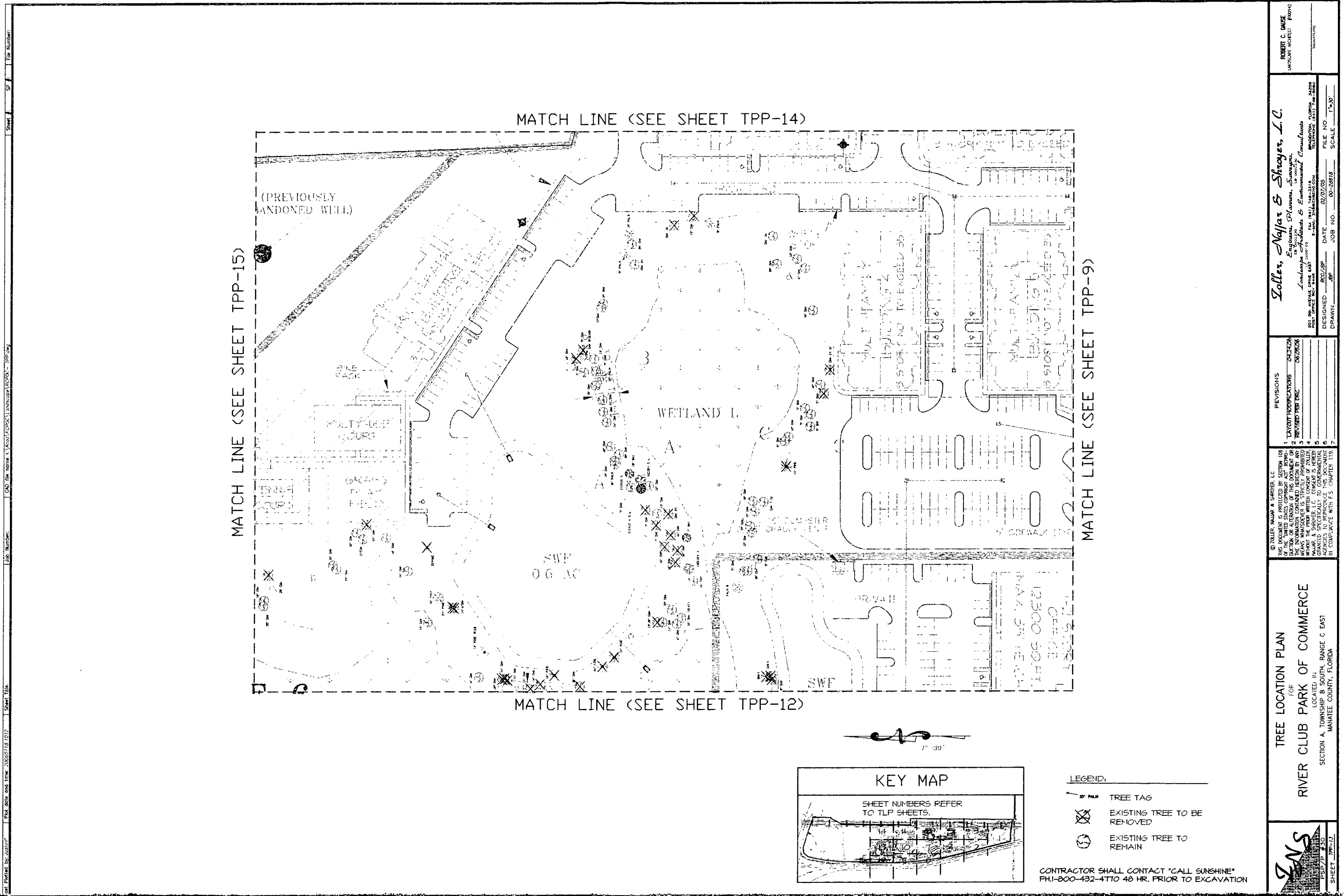
TREE LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA

Zoller, Naffar & Shroyer, L.C.
Engineers, Planners, Surveyors,
Landscape Architects & Environmental Consultants
20100 W. AVENUE DRIVE, SUITE 200
FORT MYERS, FLORIDA 33908
TEL: 888-888-8888 FAX: 888-888-8888
WWW.ZOLLERNAS.SHROYER.COM

REVISIONS
1. LAYOUT MODIFICATIONS 04/24/00
2. PRELIMINARY PERMITS 08/02/00
3. 4. 5. 6. 7.

DESIGNED: RYD/BBP DATE: 02/07/13
DRAWN: BBP JOB NO.: 00-28819 SCALE: 1"=30'

ROBERT C. CAUSE
LANDSCAPE ARCHITECT PROFESSIONAL
SIGNATURE

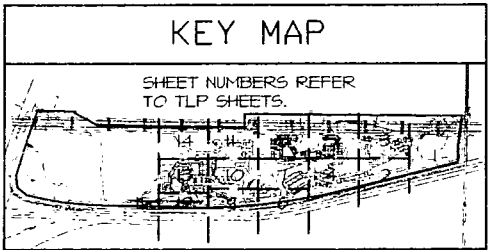


MATCH LINE (SEE SHEET TPP-15)

MATCH LINE (SEE SHEET TPP-14)

MATCH LINE (SEE SHEET TPP-9)

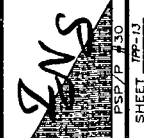
MATCH LINE (SEE SHEET TPP-12)



- LEGEND:
- 1" PLK TREE TAG
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PHI-800-432-4TTO 48 HR. PRIOR TO EXCAVATION

TREE LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION A, TOWNSHIP B SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA



Zoller, Naffar & Shroyer, L.C.

Engineers, Planners, Surveyors,
Landscape Architects & Environmental Consultants
201 8th Avenue South, Suite 200
Tampa, Florida 33601
Tel: (813) 248-3318
Fax: (813) 248-3319
E-Mail: zns@znsllc.com
Web: www.znsllc.com
DESIGNED: RJS/JP DATE: 02/07/05 FILE NO.:
DRAWN: JP JOB NO.: 00-28818 SCALE: 1"=30'

REVISIONS	
1. LAYOUT MODIFICATIONS	04/24/06
2. REVISED PER DRC	06/29/06
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ROBERT C. DAUSE
LANDSCAPE ARCHITECT
REGISTERED
SIGNATURE

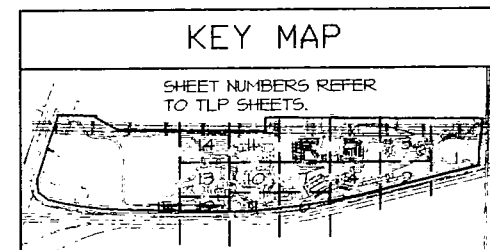
Job Number	Sheet /	File number:
Job Title:	SP /	
Plot date and time: 2026/7/8 10:12	CAD file name: X:\3d\REF202\Consectect\REF202 - 7/9/26.dwg	
Printed By: 2021/P		

RELOCATED
SHORELINE5. Suppose

MATCH LINE (SEE SHEET TPP-13)

WETLAND G
4.7 AC

PHASE 6



CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PH.1-800-432-4770 48 HR. PRIOR TO EXCAVATION

LEGEND:

	TREE TAG
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

TREE LOCATION PLAN
 FOR
 RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTION A, TOWNSHIP B SOUTH, RANGE C EAST
 MANATEE COUNTY, FLORIDA

INS

PSP/P #51

SHEET 179-14

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REVISIONS

1	TAXPAYER MODIFICATIONS	06/25/06
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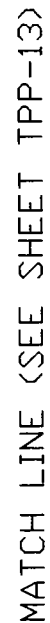
Zoller, Najjar & Shroyer, L.C.
Engineers, Planners, Surveyors
1800 S. 15th St.
Tucson, Arizona 85710
Tel. (602) 233-1211
FAX (602) 233-1200

Landscaping Architects & Environmental Consultants
221 N. AVENUE 20TH ST.
PO BOX 1000
TUCSON, AZ 85701
TEL. (602) 233-1211
FAX (602) 233-1200

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DRAWN _____ JOB NO. 00-28618 SCALE 1"=30'

PROFESSIONAL SEAL: _____
EXPIRATION DATE: _____
RENEWAL DATE: _____
TELEPHONE: (602) 233-1200

ROBERT C. GAUSE
LANDSCAPE ARCHITECT #000842
SIGNATURE



LEGEND:

	TREE TAG
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN



CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PHI-800-432-4TIO 48 HR. PRIOR TO EXCAVATION

TREE LOCATION PLAN
 FOR
 RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTION A, TOWNSHIP B SOUTH, RANGE C EAST
 MANATEE COUNTY, FLORIDA

Zoller, Najjar & Shroyer, L.C.

Engineers, Planners, Surveyors,
 19 SOUTH 300 WEST
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
 201 4TH AVENUE DRIVE EAST SUITE 100
 POST OFFICE BOX 1448
 DENVER, COLORADO 80202
 TEL (303) 733-3311 FAX (303) 733-3312
 E-MAIL: LANDSCAPE@DENVER.CO.EDU

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REVISIONS	
1	LAYOUT MODIFICATIONS. 04.24.08
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ROBERT C. GAUSE
LANDSCAPE ARCHITECT #000842

INS
PSP/P #32
SHEET TP99-15

PROFESSIONAL

RESIDENTIAL

PS/P 233

SHEET

BUILDING PLANS

FOR

RIVER CLUB PARK OF COMMERCE

LOCATED IN

SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST

MANATEE COUNTY, FLORIDA

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Zoller, Naylor & Shroyer, L.C.

Engineers, Planners, Surveyors,
in Florida, and Landscape Architects
Landscape Architects & Environmental Consultants

201 NW 15th Ave., Suite 200
Tampa, FL 33604
TEL: 813.251.1111 FAX: 813.251.1112
WWW.ZNS.COM

DESIGNED BY

DATE 05/19/06

JOB NO. 00-38118

FILE NO. N/S

DRAWN BY

SCALE