ORDINANCE-00-45 SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES OF MANATEE, INC.) **DEVELOPMENT ORDER ORDINANCE** GRANTING AMENDMENTS TO AND REPLACING ORDINANCE-92

AS AMENDED BY ORDINANCE-93-25, ORDINANCE-95-44. ORDINANCE 97-61, AND ORDINANCE 97-81.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS TO MANATEE COUNTY, FLORIDA, AMENDING THE DEVELOPMENT OR DEVELOPMENT O FOR THE UNIVERSITY LAKES DEVELOPMENT OF REGIONAL IMPA (MANATEE COUNTY DRI #22, A/K/A TAMPA BAY REGIONAL PLANNING COUNCIL (TBRPC) DRI #216); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONCLUSIONS OF LAW; PROVIDING FOR DEFINITIONS; PROVIDING FOR AMENDED LIMITATIONS ON AND CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 31, 1991, University Lakes of Manatee, Inc. filed an Application for Development Approval\* (ADA\*) of a Development of Regional Impact (DRI) with the Manatee County Board of County Commissioners (County\*) pursuant to the provisions of Section 380.06, Florida Statutes: and

WHEREAS, said ADA\* proposed construction of a multi-use project on approximate thousand three-hundred fifty-three (2,353) acres, located in southern Manatee County in the county of the county o referred to as University Lakes DRI, or the Project\*; and

WHEREAS, the described Project\* lies within the unincorporated area of Malatee Caunty and

WHEREAS, a second development is planned, commonly known as University Place, adjacent to the Manatee County line in Sarasota County; and

WHEREAS, the University Lakes and University Place DRI's have been reviewed pursuant to the terms of the 380 Review Agreement\* defined in Section 3. below; and

WHEREAS, the Board of County Commissioners, on June 1, 1992, approved Ordinance approval to University Lakes, DRI No. 22; and

WHEREAS, the Department of Community Affairs and the Tampa Bay Regional Planning Council appealed Ordinance 92-32 within the statutory time frame allowed; and

WHEREAS, the Developer\* entered into a settlement agreement with the Department of Community Affairs and the Tampa Bay Regional Planning Council to resolve their concerns, and

WHEREAS, on October 24, 1993, the Board of County Commissioners of Manatee County adopted an amended Development Order (Ordinance 93-25) for the University Lakes DRI adopting language to settle administrative action between the Department of Community Affairs, Tampa Bay Regional Planning Council, and Schroeder-Manatee Ranch, Inc., et. al.; and

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WHEREAS, on January 25, 1996, The Board of County Commissioners adopted Ordinance 95-44, approving amendments to modify development totals, add 69.8 acres, and modify various definitions and conditions of the Development Order for the University Lakes DRI, which amendments were not found to be a Substantial Deviation to the originally approved Development Order; and

WHEREAS, on October 28, 1997, The Board of County Commissioners adopted Ordinance 97-61, approving amendments to extend the buildout and expiration dates; amend Map H to modify acreage totals per land use, change one subphase from business to residential, modify the internal roadway network between I-75 and Lakewood Ranch Boulevard; amend transportation, wetland, and other conditions; employ the land use trade-off mechanism in the D.O. to modify development totals in Phases I, II and III; modify the Certificate of Level of Service for Phase I to address land use exchange; approve Development Order modifications to more accurately reflect the status of compliance with certain conditions of approval; and

WHEREAS, on December 16, 1997, the Board of County Commissioners adopted Ordinance 97-81, to allow a hospital use in Phase II of the development; and

WHEREAS, the Developer\* of University Lakes submitted and supplied information pursuant to the Notice of Proposed Change Provisions of Section 380.06, Florida Statutes, concerning the regional impacts of Traffic, Air Quality and Affordable Housing to Manatee County concerning the proposed development in Phase II, pursuant to the which information was reviewed by the Tampa Bay Regional Planning Council, Department of Community Affairs and other applicable state agencies, each of which had opportunity to request additional information and make comments and suggestions, and each of which in fact did so. The Developer\* further responded to questions and comments raised by said parties in the form of sufficiency responses.

 $\textbf{WHEREAS,} \ \text{the developers of University Lakes have proposed the following changes to the Development:} \\$ 

- 1. Initiate Phase II construction;
- 2. Relocate the Town Center to the east side of Lakewood Ranch Blvd.;

3. Relocate an access point onto University Parkway;

4. Shift square footage amounts between different Regional Commercial and Business parcels;

5. Make changes to tables 1, 5 and 6 of the Development Order; Amend Transportation and Affordable Housing Conditions.

WHEREAS, the above described changes, cumulatively with all previous changes, do not constitute a Substantial Deviation to the Development Order for University Lakes, pursuant to Subsection 380.06(19), Florida Statutes; and

WHEREAS, the Board of County Commissioners, as the governing body of the local government having jurisdiction pursuant to Section 380.06, Florida Statutes, has the statutory authority to consider and approve Notices of Proposed Changes (NOPC) for an amendment to an approved Development of Regional Impact; and

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WHEREAS, the public notice requirements of Manatee County and Chapter 380, Florida Statutes, have been satisfied; and

WHEREAS, the Planning Commission of Manatee County has reviewed the NOPC and has filed a recommendation on said NOPC with the Board of County Commissioners; and

**WHEREAS**, the Board of County Commissioners has received and considered the comments of the Tampa Bay Regional Planning Council and the Department of Community Affairs; and

WHEREAS, the County\* on February 22, 2000, held a duly noticed public hearing on the NOPC and the language proposed by the Developer\* to amend and replace Ordinance 97-81, as amended, and has solicited, received, and considered all testimony, reports, comments, evidence, and recommendations from interested citizens, County and City agencies, the applicant, as well as the review and report of the Manatee County Planning Department.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA IN A REGULAR MEETING ASSEMBLED THIS February 22, 2000, AS FOLLOWS:

#### **SECTION 1. FINDINGS OF FACT**

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of Manatee County, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. All "WHEREAS" clauses preceding Section 1 of this Ordinance are adopted as findings of fact.
- B. The Developer\* has received County approvals for and has commenced development in several sub-phases of the development, consistent with Ordinance 92-32, (as amended by Ordinances 93-25, 95-44, 97-61, and 97-81).
- C. An application has been submitted to Manatee County and is being processed concurrently with this NOPC to approve a revised General Development Plan for the entire 2,421.7 acre project, relocate is a swithin the existing project, modify transportation and affordable housing conditions in the Development Order, modify Tables A-D, and modify an access point on University Parkway.
- D. The Board of County Commissioners of said County has received and considered the recommendation of the Manatee County Planning Commission concerning the NOPC and the application for Official Zoning Atlas Amendment as it relates to the real property described in Section 7 of this Ordinance of an NOPC pursuant to Section 380.06, Florida Statutes. The report was rendered on February 2, 2000, following public hearing.
- E. The Board of County Commissioners held a public hearing on February 22, 2000 regarding the NOPC and the proposed Official Zoning Atlas Ordinance Amendment described herein,

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in accordance with the requirements of Manatee County Ordinance No. 90-01, as amended (the Manatee County Land Development Code) and Ordinance No. 89-01, as amended, (Manatee County Comprehensive Plan), and has further considered the testimony, comments, and information received at the Public Hearing.

- F. The proposed changes to the DRI regarding the property described in Section 7. herein, are found to be consistent with the requirements of Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan), provided it proceeds in accordance with the Development Conditions specified in Section 5. and the Developer\* Commitments specified in Section 6. of this Development Order.
- G. The Developer\* of the Project\* submitted to Manatee County, Florida, an ADA\* and a NOPC, which are incorporated herein by reference.
- H. The Developer\* submitted an Affordable Housing Analysis (dated December 22, 1998) to Manatee County which describes the housing demand for low and very low income households and the existing housing supply (see Attachment #1).
- I. The real property which is the subject of this Development Order is legally described as set forth in Section 7.
- J. The Project\* is not in an Area of Critical State Concern, as designated pursuant to Section 380.05, Florida Statutes.
- K. The authorized agent for the Project\* is Rex Jensen, and his address is University Lakes of Manatee, Inc., 7550 Lorraine Road, Bradenton, Florida 34202.
- L. The owner of the property, which University Lakes of Manatee, Inc. intends to develop, is Schroeder-Manatee Ranch, Inc., a Delaware corporation.
- A comprehensive review of the impacts generated by the Development has been conducted by the departments of Manatee County, the Planning Commission, the Board of County Commissioners, TBRPC, Sarasota County, SWFRPC, and the Department of Community Affairs (DCA).

# **SECTION 2. CONCLUSIONS OF LAW**

- A. Based upon the previous findings of fact and the following conditions of the Development Order, the Board of County Commissioners of Manatee County concluded that:
  - 1. The Project\* will not unreasonably interfere with the achievement of the objectives of the Adopted State Land Development Plan applicable to the area.
  - 2. The Project\* is consistent with the local land development regulations and is consistent with the State Comprehensive Plan (SCP), the Tampa Bay Regional

Planning Council's Future of the Region, A Strategic Regional Policy Plan (SRPP), and Ordinance 89-01, as amended (The Manatee County Comprehensive Plan).

- 3. The Project\* is consistent with the report and recommendations of TBRPC approved on February 10, 1992 and on January 8, 1996, regarding the first NOPC in May 1997, regarding the second NOPC, on October 13, 1997 regarding the third NOPC, on December 16, 1997 regarding the fourth NOPC, and on January 24, 2000 regarding the fifth NOPC.
- B. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer\* is authorized to conduct development as described herein, subject to the conditions, restrictions, and limitations set forth below.
- C. That the review by the County\*, TBRPC, and other participating agencies and interested citizens reveals that impacts of the development are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes, within the terms and conditions of this Development Order, the ADA\*, the NOPC, and the Affordable Housing Analysis. To the extent that the ADA\* is inconsistent with the terms and conditions of this Development Order, the terms and conditions of this Development Order shall prevail.
- D. This Ordinance replaces Ordinance 97-81, which granted amendments to Ordinance, 92-32, 93-25, 95-44, and 97-61 in their entirety and adequately addresses the impacts of the development, pursuant to the requirements of Chapter 380, Florida Statutes.
- E. Pursuant to Subsection 380.06(19)(c), Paragraphs 380.06(19)(e)3, and 380.06(19)(e)5.c, Florida Statutes, the changes proposed pursuant to the NOPC submitted on December 31, 1998 and approved pursuant to Ordinance 00-45, do not constitute a Substantial Deviation requiring further Development of Regional Impact review.

## **SECTION 3. DEFINITIONS**

Note: An asterisk (\*) denotes that the word is defined. The definitions contained in Chapter 380, Florida Statutes, shall apply to this Development Order, in addition to those listed herein.

- A. "380 Review Agreement\*" shall mean the Agreement executed between DCA, TBRPC, the Southwest Florida Regional Planning Council ("SWFRPC"), and Schroeder-Manatee, Inc. dated September 6, 1991 which governs the review of the University Lakes and University Place DRI's. A copy of the 380 Review Agreement\* is attached as Attachment #2.
- B. "Application for Development Approval\*" (or ADA\*) shall mean University Lakes, Inc. Development of Regional Impact Application for Development Approval (May 31, 1991), the Sufficiency Response submitted by the Developer\* on October 25, 1991, Appendix E Cumulative Affordable Housing Analysis, the NOPC submitted on July 10, 1995, the second NOPC submitted on March 26, 1997 amended on October 28, 1997, the third NOPC amended on December 16, 1997, and the fourth NOPC submitted on December 31, 1998 and amended on February 22, 2000.

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- C. "Best Management Practices\*" (BMP) shall mean the practices which are technologically and economically feasible in abating pollution generated by point and non-point sources, to a level compatible with water quality and quantity objectives of the Land Development Code (BMP list of approved practices by Board resolution for Special Overlay Districts-Evers Reservoir and Lake Manatee Watershed Areas).
- D. "Combined Projects\*" shall refer to both University Lakes and the neighboring project, University Place.
- E. "County\*" shall mean the Board of County Commissioners for Manatee County, or their designee(s).
- F. "Developer\*" shall mean University Lakes of Manatee, Inc., their heirs, assigns, designees, and successors in interest as to the Project\* and all its conditions of approval.
- G. "Development Approval\*" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Plat, and Final Site Plan process or Construction Drawing approval where site plans or subdivision plats are not required.
- H. "Development Plans\*" shall mean any preliminary site plan issued by Manatee County or a site and development plan issued by Sarasota County
- "District\*" shall mean any unit of local special purpose government formed pursuant to Chapter 190, F.S., or any similar entity such as a Municipal Service Taxing Unit or Municipal Service Benefit Unit, from time to time created or previously existing, which acts in accordance with applicable law and regulations, to finance or fund: (i) the cost of such actions as the planning, acquiring, constructing, equipping, installing, operating, and maintaining various community facilities; (ii) the cost of providing certain community services; (iii) contributions of funds to other governmental and non-governmental entities with respect to such facilities, services, or related Development Order commitments and conditions and (iv) satisfaction of any of the commitments and conditions contained in this Development Order related to the foregoing. It is the declarative of the intent of this Development Order that any commitment or condition of this Development Order may be directly performed or satisfied by any District\* which properly operates within its scope of authority. Such performance or satisfaction shall not be deemed or construed to constitute the discharge of any obligation of the Developer\*.
- J. "SRPP" shall mean the TBPRC's Future of the Region, a Strategic Regional Policy Plan for the Tampa Bay Region, adopted June 23, 1987 and amended in 1989.
- K. "Funding Commitments\*" shall mean to assure the completion of any improvement required by this Development Order or any combination of the following: 1) binding commitments for the actual construction with the posting of a cash bond, or irrevocable letter of credit in a form satisfactory to the County\* for construction to be completed when the improvement is required as referenced in Tables 5 and 6 of this Development Order; 2) actual construction; 3) the placement of the improvements in the first year of the Capital Improvements Element

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of the appropriate County or the current plus two years of the Adopted Five-Year Work Program of the Florida Department of Transportation; or 4) a commitment for construction and completion of the required roadway improvements, pursuant to a Developer Agreement which, if approved by the parties, shall be incorporated in this Development Order through an amendment of the Development Order, pursuant to the notice of proposed change provisions of Chapter 380 of the Florida Statutes. Said Agreement shall include a construction timetable which will set forth the completion of the required improvements consistent with the time frames specified in Tables 5 and 6.

- L. "Post-Development Wetlands\*" shall mean any lands determined to be within jurisdictional limits defined by Chapter 62-301, Florida Administrative Code (F.A.C.) and implemented by the Florida Department of Environmental Protection (FDEP), or as defined within Chapter 40D-4, F.A.C., and implemented by the Southwest Florida Water Management District (SWFWMD), including any wetland mitigation areas approved as part of development for this Project\*.
- M. "Project\*" shall mean the land uses, phasing, and improvements described in the ADA\* which are attributable to development on that property described in Section 7. herein and set forth on Revised Map H, dated 2/22/00 and attached hereto.
- N. "Transportation Impact Area\*" shall be defined as the roadway segments and intersections receiving transportation impacts where the traffic generated by the proposed phase or subphase shown on a proposed Preliminary Site Plan in combination with prior approvals of the Combined Projects\* will be five percent (5%) (or whatever greater percentage may be employed from time to time by DCA, TBRPC, or the County\*, provided the more restrictive percentage shall be used) or more of the applicable Peak Hour Level of Service volumes. This area is generally depicted on revised Map J, dated 2/22/00 (attached hereto as Attachment #4) which was based on data submitted with the ADA\*. In determining the Transportation Impact Area\* for this Project\* all traffic generated by University Place shall be deemed project traffic for University Lakes.
- O. "Vertical Development\*" shall mean and shall be deemed to include the construction of new residential units and non-residential units or the reconstruction or addition to any such units.

# SECTION 4. 380 REVIEW AGREEMENT\*, APPROVALS, AND DEVELOPMENT COMPONENTS

A. Some of the impacts of the University Lakes DRI have been reviewed in conjunction with the impacts of the proposed University Place DRI under the terms of the 380 Review Agreement\*. The 380 Review Agreement\* provides for a cumulative assessment of the impacts of both projects on the issues of transportation, air quality, affordable housing, and listed species.

Tables 1 through 4 list the appropriate land uses for University Lakes (Tables 1 and 2) and University Place (Tables 3 and 4) under the designations used by the respective Counties and the designations used in Section 380.0651, Florida Statutes, in parentheses ().

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B. Subject to the possible exchange of land uses as described elsewhere herein, the Project\* consists of the land uses, square footage, dwelling units, and approximate area described in Columns A through D of Table 1 and the land uses, square footage, dwelling units, and approximate area by phase as described in Table 2. Phase I and II of the Project\* are approved subject to the conditions found within this Development Order. Upon its review and approval by staff, a Certificate of Level of Service will be issued as part of this approval, and is authorized until the dates for each Phase set forth in Table 2. Phase II commencement is part of this approval, and the traffic, air quality and affordable housing issues have being addressed. Phase II shall receive a new Certificate of Level of Service with this approval, upon its review and approval by staff. Phases III, and IV are conceptually approved. Approval of Phases III, and IV is contingent upon further Section 380.06(6) review on the following issues: transportation, air quality, and affordable housing for Phases III, and IV shall be based on a cumulative assessment of the impacts created by the Combined Projects\*.

The conditions of approval of Phases I and II of University Lakes and Phase I of University Place, (Combined Projects) with respect to the impacts that were cumulatively assessed, shall not necessarily apply to subsequent phases. In addition to obtaining a Development Order amendment, Certificates of Level of Service must be obtained for Phases III, and IV, but shall be limited to roadway capacity, mass transit, potable water, sanitary sewer, parks and recreation facilities, drainage, and solid waste, as required by the Manatee County Land Development Code.

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UNIV	TABLE 1 UNIVERSITY LAKES DEVELOPMENT COMPONENTS									
Column A Map H Land Use (Section 380.0651 F.S. Designation)	Column B Number Acres	Column C Square Feet	Column D Dwelling Units	Column E Land Use Exchange Maximum Increase						
Residential (Residential)	703.2	n/a	3,137	An increase in dwelling units by 5% or 50 units, whichever is greater						
General Commercial*	88.6	1,240,000								
(Retail)	(56.6)	(1,060,000)	n/a							
(Hospital)	(32.0)	(180,000/ 150 beds)	n/a	Land Area increased by 6 acres or increase by 50,000 s.f. of gross floor area, or the greater of a 5% increase in parking						
Neighborhood Commercial** (Retail)	37.5	381,000	n/a	spaces or an increase of customer parking by 300 spaces						
General Commercial*** (Retail)	28.0 (21.0)	400,000 (150,000)	n/a							
(Hotel and Motel)	(7.0)	(250,000/ 300 rooms)	n/a n/a	75 rooms						
Business	110.1	1,968,000								
(Office)	(55.1)	(787,200)	n/a	Land area increased by the greater of 5% or 6 acres, whichever is greater, or gross floor						
(Industrial)	(55.0)	(1,180,800)	n/a	area increased by greater of 5% or 60,000 s.f. whichever is greater						

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Right of Way	178.4			
Recreation	330.4			
Wetlands/Mitigation	376.9			
Lakes****	358.6			
Open Space	210.0			
TOTAL	2,421.7	3,989,000	3,137	

- \* Acreage and square footage are referred to as Regional Commercial in the ADA\*.
- \*\* Acreage and square footage are referred to as Community Commercial in the ADA\*.
- \*\*\* Acreage and square footage are referred to as Highway Commercial in the ADA\*.
- \*\*\*\* Additional lakes will be constructed within the Project\* as required by the stormwater management system.
- \*\*\*\*\* Acreages subject to verification and adjustment based upon future survey activities, consistent with the graphic depictions on Revised Map H.

TABLE 2
UNIVERSITY LAKES PHASING SCHEDULE

Map H. Land Use Designation (§380.0651, F.S., Designation)			Phase III 2010-2014♦	Phase IV 2015-2019♦	Total
Residential Dwelling Units					
Single Family	970	360	242		
Single Family Attached	88	155	243 123	151	1,724
Multi-Family	449	287	206	105	471
Total (Residential)	1,507	802	572	0 256	942 3,137
General Commercial*s.f.	275,557	780,143	4,300	0	1,060,000
(Retail)	(275,557)	(600,143)	(4,300)		(880,000)
(Hospital)		(150 beds/ 180,000)			(150 beds/ 180,000)
Neighborhood Commercial**s.f. (Retail)	87,000	135,885	0	158,115	381,000
Business s.f.	383,118	521,520	519,180	544,182	1,968,000
(Office)	(323,318)	(208,608)	(161,672)	(93,602)	(787,200)
(Industrial)	(59,800)	(312,912)	(357,508)	(450,580)	(1,180,800)
General Commercial***s.f.	250,000	150,000	. [	_	,
(Retail)	(0)	(150,000)	0	0	400,000
(Hotel and Motel)	(250,000/	' ' '	0	0	(150,000)
,	300 rooms)	(0)	0	0	(250,000/ 300 Rooms)
Recreational	Tennis &		ľ		22231113)
Facilities****	Boat Club+,		İ		
	Park				
	Golf Course	1	[		
	& Park				

Acreage and square footage are referred to as Regional Commercial in the ADA\*.

<sup>\*\*</sup> Acreage and square footage are referred to as Community Commercial in the ADA\*.

<sup>\*\*\*</sup> Acreage and square footage are referred to as Highway Commercial in the ADA\*.

<sup>\*\*\*\*</sup> Chapter of recreational facilities may be accelerated in accordance with the provisions of Sections 4.B., C. and E.

<sup>+</sup> The Boat Club shall be located on the 160± acre manmade lake and shall contain facilities for launching and dockage for wet storage of not more than 20 watercraft and dry storage for not more than 30 watercraft. Small craft not commonly moored, such as assorted storage facilities for such small craft shall not count against this limitation, and such craft may be used on the manmade lake.

Buildout date is September 13th of each year indicated.

TABLE 3

UNIVERSITY PLACE DEVELOPMENT COMPONENTS

Sarasota County Land Use Designation (Section 380.06.0651, F.S. Designation)	Number of Acres	Square Feet
Interstate Regional Office Park (Office)	250.0	1,632,000
Major Employment Center (Office) (Industrial) (Retail)	727.6	(2,623,257) (3,934,883) (109,860)
Open Use Conservation	395	n/a
Totals	1,372.6	8,200,000

# TABLE 4 UNIVERSITY PLACE PHASING SCHEDULE

Sarasota County Land Use Designatio (Section 380.0651, F.S., Designation)	n <u>Phase I</u>	Phase II	Phase III	Phase IV	<u>Total</u>
Interstate Regional Office Park s.f.					
(Office)	436,000	365,334	365,333	365,333	1,532,000
Major Employment Center s.f.					
(Office) (Industrial) (Retail)	957,600 1,435,600 <u>40,000</u>	, 555,219 832,828 <u>23,287</u>	555,219 832,828 23,287	559,219 832,827 23,286	2,623,257 3,934,083 109,860
Total	2,869,200	1,776,668	1,776,667	1,780,665	8,200,000

The amounts of residential, retail, hotel and motel, office, and industrial uses shown in Table 1 above within the Project\* can be exchanged, with Board of County Commissioners approval of a revised General Development Plan, to allow flexibility in the exact land use mix shown in Columns B, C, and D of Table 1, above, and within each individual Phase shown in Table 2, provided that the following conditions are satisfied:

- 1. No land use category in the final Project\* shall contain more development than that reflected in Table 1 Columns B, C, and D, plus that amount reflected in Column E.
- The following uses designated in Table 1, shall not be reduced by the Developer\* below the amounts set forth in Table 1, except as described elsewhere herein in

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specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, open space.

- 3. The mix of approved uses within an individual Phase shall not be increased nor decreased by more than 500 dwelling units.
- 4. The mix of approved uses within an individual Phase shall not be increased nor decreased by more than 400,000 square feet of General Commercial.
- 5. The mix of approved uses within an individual Phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of Business.
- The mix of approved uses within an individual Phase shall not be increased nor decreased by more than 75 hotel rooms.
- 7. All other uses not specifically mentioned in Paragraphs 3, 4, 5, and 6 above shall not be subject to an exchange pursuant to this section.
- C. In seeking approval of a specific Land Use Exchange, the Developer\* shall prepare a request which demonstrates that the impacts generated by the proposed land use mix will not exceed the impacts for transportation, potable water, wastewater treatment, solid waste disposal, mass transit, drainage, and parks and recreation which are authorized in this Development Order and in any Certificate of Level of Service Compliance (CLOS) issued for that Phase. Additionally, the Developer\* shall demonstrate that the proposed land use mix will not generate additional demand for affordable housing beyond the amount for which the supply of affordable housing has been demonstrated to be available and is described in Sections P.(1) and P.(2) of this Development Order. If the impacts of a specific land use exchange exceeds the impacts authorized and approved for that phase in the Development Order, then the land use exchange shall be denied.

As to the CLOS, the Developer\* must apply for a modification to the CLOS and if the proposed land use exchange results in impacts in excess of those previously approved, the Developer\* may be granted approval for that excess only if and when capacity is available and in conformance with other provisions of this Section 4. However, reapplication shall not cause the Developer\* to lose capacity already approved in the Certificate of Level of Service for that Project\*. If the request for a land use exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved pursuant to the CLOS.

An application for a land use exchange must include a revised General Development Site Plan which will include a revised Table 2 showing the reallocation of square footage or units. Each proposal for a land use exchange and revised General Development Plan shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the Manatee County Comprehensive Plan. Upon submission of a request to the County\* to implement this section of the Development Order, all application materials and information necessary to support approval of such a request shall be provided to the Department of Community Affairs, TBRPC, SWFRPC, and Sarasota

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County by the Developer\*. The Developer\* shall provide written notification to the Department, TBRPC, SWFRPC, and Sarasota County of the approval or denial of any land use exchange requested by the Developer\*.

With the submittal of any Notice of Proposed Change requiring changes to this Development Order, the Revised Master Development Plan and Phasing Schedule shall be amended to reflect any Land Use Exchange(s) that have been approved since the issuance of the Development Order or last amendment to the Development Order. Such change considered by itself shall not constitute a substantial deviation. Changes to the Phasing Schedule under this paragraph do not include extensions to the buildout date.

The land use exchange request shall contain information sufficient to enable the County\* to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The quantifiable impacts will be measured based upon the relevant factors then currently used by the County\* (e.g., ITE trip generation rates, EDU tables, solid waste generation factors, etc.) The Developer\* shall verify the appropriate factors with County\* staff prior to the submittal of any such land use exchange request.

The traffic impacts of the revised land use mix shall be deemed by the County\* not to exceed the approved traffic impacts of the land use mix being replaced so long as the change does not increase the peak hour total traffic and the relative proportions of trips produced by attractors and the trips produced by generators remains substantially the same for the phase or subphase. In the event that the attractor or generator proportions are not substantially the same, as determined by the County\*, additional information may be required to assess intersection performance, trip distribution, or particular roadway segments designated by the County\*.

Attached hereto as Attachment #5 is a table of conversion factors for equating only traffic impacts of land use exchanges. The incorporation of this land use exchange mechanism shall not operate to permit the Developer\* to develop any land use which will generate peak hour trips in excess of the total number of peak hour trips for which it has obtained specific Development Order approval.

Any amendments to the land use mix or proposed phasing schedule (Tables 1 and 2 respectively), other than those described herein, shall be submitted to the County\* for review and approval, pursuant to notice of change as required by Subsection 380.06(19), F.S. which approval shall not be withheld for mere-acceleration of phases if otherwise there is compliance with the terms of this Development Order. Any departure in Project\* buildout from the phasing schedule set forth in the Application shall be subject to review to determine if such departure constitutes a Substantial Deviation pursuant to Subsection 380.06(19), F.S.

Any specific land use exchange must result in a land use mix which is consistent with the requirements of the Manatee County Comprehensive Plan. The land use exchange may not be exercised more than once in any calendar year.

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- D. The list of required transportation improvements described in Tables 5 and 6 are triggered by the construction of Phase I of the Combined Projects\* and Phase II of University Lakes. In the event that at any time the amount of development authorized in the University Place Development Order is less than that shown as Phase I Table 4 of this Development Order, the Developer\* may submit a Notice of Proposed Change requesting a Development Order amendment to increase the amount of development in Phase I or II of University Lakes by an amount equal in impacts to the University Place reduction. In reviewing such a Notice of Proposed Change, transportation issues shall not form the basis of a recommendation of Substantial Deviation if the impacts (trip generation or distribution) on transportation facilities remain essentially the same. Nothing herein shall operate as a waiver of the Developer's\* obligation to obtain a CLOS for any and all development which the Developer\* proposes to transfer from University Place to University Lakes. In making a request under this Section 4.D., the Developer\* must meet all of the following conditions:
  - 1. The impacts of the proposed change do not exceed the impacts which were approved in the Development Order, or any amendments thereto, for potable water, wastewater treatment, solid waste disposal, mass transit, drainage, affordable housing, and parks and recreation.
  - 2. The Developer\* must further demonstrate that the request is consistent with applicable provisions of the Comprehensive Plan and the Land Development Code.
  - 3. The amount of any increase in any Land Use Category may not exceed the limitations set forth in Table 1 Column E, above.
  - 4. The County\* shall not be required to approve any increase to Phase I or II of University Lakes unless adequate capacity exists to serve such increase and assurance of corresponding decrease is demonstrated to the County's\* satisfaction, in Phase I of University Place.
  - In the event that the amount of development is increased for Phase I of University Place after approval of an increase of the permitted uses, density, or intensity for Phase I or II of University Lakes under this Section 4.D., then this entire Development Order shall be subject to an additional Substantial Deviation review to address the impacts of development which was previously added to University Lakes.

The intent of this provision is not to alter the size or land use mix of the Combined Projects\* at buildout. There is no intent to change the land uses actually approved for University Lakes. It is intended to provide flexibility in the timing of development between phases of the respective projects in response to economic development opportunities or development constraints. The applicability of this provision "D" is limited to Phase I of the Combined Projects\* and Phase II of University Lakes, pending further review of additional phases.

E. To foster intergovernmental coordination in the administration of University Lakes and University Place, the Developer\* will furnish to the Sarasota County Planning Department, the SWFRPC, and the City of Bradenton for review and comment, copies of all Annual Reports (together with any documents required to accompany said Annual Reports), any

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applications or submissions by the Developer\* under this Section 4, and any revisions to University Lakes resulting from determinations by the County\* under this Section 4. Further, the Developer\* shall furnish to the County\* copies of all Annual Reports (together with any documents required to accompany said Annual Reports) regarding University Place.

F. No provision of this Development Order shall serve to approve uses which were not previously reviewed and approved for University Lakes or which are inconsistent with the Manatee County Comprehensive Plan, including the WO-E Overlay District.

# **SECTION 5. DEVELOPMENT CONDITIONS**

Single Street

#### **Transportation**

A.(1) The cumulative transportation analysis for Phases I and II for University Lakes and Phase I for University Place, conducted under the 380 Review Agreement\* determined the need for the roadway segment and intersection improvements described in Tables 5 and 6 below:

Table 5
Phases 1&2 Required Link Improvements

· · · · · · · · · · · · · · · · · · ·						
Roadway Segment Improvemen t Number	Road Segment Name (From and to)	Total Traffic Peak Hour LOS Prior to Improve ment	Applicable Peak Hour Level of Service	Developmen t Traffic as A % of LOS Peak Hour Capacity	Required Improvement to Restore LOS	Total PM Peak Hour External Trips for Combined Projects before Need*
1	University Parkway I-75 to Town Center Pkwy	F (in EB) F (in WB)	D D	119.5 198.5	Widen to 6 lanes	4529
2	University Pkwy Town Center Pkwy to Lakewood Ranch Blvd	E (in EB) F (in WB)	D D	81.9 134.3	Widen to 6 lanes	4667
3	I-75 SR 70 to University Parkway	D (in NB) C (in SB)	C C	27.4 18.7	Widen to 8 lanes	7550

<sup>\*</sup>This column represents the cumulative number of peak hour external trips for the Combined Projects\* before the need of the identified improvements for Phases I and II Land Uses as depicted in Tables 2 and 4 for University Lakes and Phase I of University Place (or the equivalent thereof in trip generation) which may be constructed prior to requiring that the listed improvements be constructed or subject to a funding commitment.

	Table 6 Required Intersection Improvements								
Requ ired Impr ovem ent Num ber	Improvement Name and Location	Tota I Traff ic Pea k Hou r LOS Prio r to Impr ove men t	Appli cable Peak Hour Level of Servi ce	Devel opme nt Traffic as a % of LOS Peak Hour Capac ity	Required Improvement To Restore LOS	Total PM Peak Hour Externa I Trips for Combi ned Project s Before Need*			

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	Table 6									
	Required Intersection Improvements									
1	SR 70 at Lakewood Ranch Blvd.	D	С	28.6	Construct left-turn lane NB to a distance of 625' and right- turn lane SB to a distance of 300'	6668				
2	University Parkway at I-75 West	F	D	71.4	Construct 3 <sup>rd</sup> and 4 <sup>th</sup> thru lanes EB. 4 <sup>th</sup> thru lane EB should be constructed to a distance of approximately 600' west of the stop bar at this intersection.  Construct 2 <sup>rd</sup> left-turn lane and 3 <sup>rd</sup> thru lane WB. Both left-turn lanes should be extended to a distance of 800' each. 3 <sup>rd</sup> thru lanes EB & WB are part of the required 6 laning of University Parkway.  Construct 2 <sup>rd</sup> left-turn lane SB and extend both left-turn lanes to a distance of 725' each. Final Design to be approved by FDOT.	3633				
3	University Parkway at I-75 East	F	D	61.0	Construct 2 <sup>nd</sup> left-turn lane and 3 <sup>rd</sup> thru lane EB. Both left-turn lanes should be extended to a distance of 600' each. Construct 3 <sup>rd</sup> & 4 <sup>th</sup> thru lanes WB. 4 <sup>th</sup> thru lane should be constructed to a distance of approximately 600' east of the stop bar at this intersection. 3 <sup>rd</sup> thru lanes EB & WB are part of the required 6 laning of University Parkway. Extend dual left-turn lanes NB to a distance of 950' each. Final design to be approved by FDOT.	2585				
4	University Parkway at Lake Osprey Drive/ Market Street	F	D	105.0	Construct 3 <sup>rd</sup> thru lane EB & WB (part of the required 6-laning of University Parkway). Construct one right-turn lane WB to a distance of 235'. Extend left-turn lanes EB to 585' each and right-turn lane EB to 285'. Construct 2 <sup>nd</sup> left-turn lane and one right-turn lane NB. Construct one right-turn lane SB and provide a/for a five-section head for right-turn movement SB.	4,529				

	Table 6 Required Intersection Improvements								
5	University Parkway at Town Center Parkway	F	D	97.9	Construct 3 <sup>rd</sup> thru lane EB & WB. (Part of the required 6-laning of University Parkway). Extend left-turn lanes EB to 685' each and right-turn lane WB to 335'. Provide a five-section head for right-turn movement SB.	5,495			
6	University Parkway at Lakewood Ranch Blvd.	F	D	91.7	Construct 3 <sup>rd</sup> thru lane EB & WB. (Part of the required 6-laning of University Parkway–6 lane section should continue approx. 600' east of the stop bar at this intersection). Extend both left-turn lanes EB to a distance of 785' each. Construct one right-turn lane WB to a distance of 410'. Extend right-turn lane EB to 910' and left-turn lane WB to 385'. Extend left turn lane SB to 225'. Construct 2 <sup>nd</sup> right-turn lanes to a distance of 650' each. Provide for a five-section head for right-turn movement SB.	4,667			

<sup>\*</sup>This column represents the cumulative number of peak hour external trips for the Combined Projects\* before the need of the identified improvements for Phases I and II. Land uses as depicted in Tables 2 and 4 for University Lakes and Phase I of University Place (or the equivalent thereof in trip generation) which may be constructed prior to requiring that the listed improvements be constructed or subject to a funding commitment.

A.(2) The improvements listed in Tables 5 & 6 include critical link and intersection improvements for the development of Phase I and Phase II of University Lakes.

In the event that Funding Commitments\* for transportation improvements are enty adequate to permit approval of a portion (subphase) of the Development, the capacity and loading of transportation facilities in the Transportation Impact Area\*, shall be limiting factors in any subsequent approvals. A subphase analysis has been performed, and cumulative subphases for the Combined Projects\* have been identified in Tables 5 and 6 together with subphase time frames that were used in the subphase study. An initial subphase of 2,585 external p.m. peak hour trips for the Combined Projects\* has been identified as requiring no additional transportation improvements. The Developer\* shall, at the time of each application for Final Site Plan approval, furnish to the County\* an accurate, up to date report of the amount of development, defined in terms of external p.m. peak hour trips, which has previously been permitted in the Combined Projects\*. The Developer\* shall not be entitled to a Final Site Plan approval which would result in the cumulative number of external p.m. peak hour trips for the Combined Projects\* to exceed the applicable subphase threshold unless Funding Commitments\* have been obtained for improvements required for such subphase.

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In the event that the total external p.m. peak hour trips projected to be generated by the Combined Projects\* has exceeded the levels described in Tables 5 and 6 by the expiration of the Annual Report Years listed in Tables 5 and 6 for the appropriate uncommitted improvement, no further Final Site Plan approvals shall be granted unless the Developer\* using the notice of change procedure has prepared an analysis which identifies the revised dates by which said improvement would be required under the new subphase analysis. The Development Order shall be amended to reflect these revised trip levels and dates.

The Developer\* shall be bound by the subphase external trip thresholds and schedules set forth in Tables 5 and 6, unless the Developer\* files a Notice of Proposed Change and provides the County\*, pursuant to the notice of change procedures, an updated subphase traffic analysis for the Transportation Impact Area\* that will result from the completion of construction of all of the previously permitted development in the Combined Projects\* plus that to be generated by the next subphase for which the Developer\* is seeking approval, and such proposed change is approved. Copies of such Notice Of Proposed Change for revised subphase transportation analysis shall be submitted to Manatee County, Sarasota County, TBRPC, and SWFRPC for review and comment. Each updated traffic analysis shall serve to verify the findings of the DRI traffic analysis (referenced in Tables 5 and 6) or shall indicate alternate transportation improvements or mechanisms which, when implemented, will maintain the roadways and intersections referenced in Table 5 and 6 at the appropriate Level of Service. In the event that the new analysis demonstrates the need for alternate improvements or different subphase thresholds, the Development Order may be amended to reflect the revised subphases or improvements. With each Preliminary Site Plan application, the Developer\* shall submit to the County\* a limited traffic study which shows the following:

- 1. External P.M. peak hour trips for the submitted subphase, plus all previously approved subphases, to demonstrate whether any improvements in Table 5 & 6 will be required; and,
- 2. An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways, serving the project covered by the Preliminary Site Plan application.

Any revised transportation analysis for the Combined Projects\* shall utilize the adopted Sarasota County ovel of Service, or that of any agency with jurisdiction, whichever Level of Service is higher, for determining deficiencies on all roads in Sarasota County. If deficiencies exist on said roadways, then Funding Commitments\* to correct such deficiencies shall be required in accordance with this Paragraph A.(2).

Developer\* agrees to construct the improvements identified in Number 3 of Table 6 on or before October 1, 2001, which satisfies any requirement that required improvements be constructed concurrently with the impacts of Phase II development as to such improvements, unless such improvement(s) are programmed for construction in the current plus two years of the Adopted Five-Year Work Program of the Florida Department of Transportation, in which event the responsible party for such improvement(s) shall be the FDOT. This commitment by the Developer shall satisfy the requirement that the construction of such improvements be pursuant to a Funding Commitment. Developer\*

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shall receive impact fee credits pursuant to Manatee County Land Development Code regulations for such construction, if such construction is paid for by the Developer\*.

A.(3) Until such time as agreement is reached regarding impacts of the Combined Projects\* to I-75 and associated interchange intersections, and the Development Order is amended if and as needed pursuant to NOPC procedures, the Developer\* shall conduct an I-75 Monitoring Program described below.

The FDOT shall by June 30, 2000 obtain Year 2000 peak season daily, a.m., and p.m. peak hour traffic data for the I-75 mainline and interchange ramps from SR 70 to Bee Ridge Road including turning movement counts at the interchange ramp intersections with the respective cross streets. The data shall be analyzed and provided to the Developer\*, Manatee County and Sarasota County.

At such time as the total external a.m. or p.m. peak hour trips from the Combined Projects\* of University Lakes and University Place exceeds 3200 trips, projected to occur based upon Development Plans\*, the Developer shall institute an annual monitoring program (the "I-75 Monitoring Program") to determine the actual level of service conditions for the I-75 mainline from SR 70 to Bee Ridge Road and the ramp interchanges at the respective cross streets. The results of this I-75 Monitoring Program will be submitted no later than the date of the Annual Report for University Lakes and shall each year be submitted to FDOT and Manatee County for review and approval and to Sarasota County for review and comment.

The detailed methodology for the monitoring, data collection, and analysis must be submitted to, and approved in writing by, FDOT and Manatee County and submitted to Sarasota County for review and comment. No Development Plans\* beyond the 3200 peak hour trip threshold of the preceding paragraph shall be issued until the I-75 Monitoring Program and methodology has been approved.

For any location that is operating below the adopted level of service standard, the procedure as defined in the approved I-75 Monitoring Program methodology will be followed to determine if the Combined Projects\* have an impact of five percent or greater of the adopted level of service standard at such location. If such impact is identified, and the identified location is operating below the adopted level of service standard, no further Development Plans\* will be issued until the deficiency has been mitigated and the Development Order is amended as appropriate, if such an amendment is necessary. Mitigation can be accomplished by one of the following: (i) actual construction; (ii) a binding commitment by the Developer\* for the actual construction with the posting of a cash bond or irrevocable letter of credit in a form satisfactory to the County for the construction to be completed when the improvement is required; (iii) the improvement is programmed for construction in the current year plus two years of the FDOT District One Adopted Work Program; (iv) the improvement is in the current year plus two years of the Capital Improvement Element for Manatee or Sarasota County, whichever is appropriate; or (v) other means set forth in Florida Statutes or the Florida Administrative Code as either may be amended from time to time.

Prior to the issuance of Development Plans\* for the Combined Projects\* which would create peak hour trips in excess of the thresholds identified in Table 6-Required Intersection Improvements, the improvements for the ramp intersections as identified in Table 6, must be mitigated as set forth in the preceding paragraph.

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- A.(4) The Developer\* shall provide bicycle lanes as part of the roadway design for the collector facilities within the Project\*. Inclusion of bicycle lanes as part of the roadway design does not mean the lanes themselves must be part of the roadway. That is, the lanes must be included in design but may be constructed separately or in separation from the roadway itself.
- A.(5) The Developer\* shall provide adequate sidewalks along all streets and roadways throughout the Project\* as required by the Manatee County Land Development Code.
- A.(6) As the Project\* lies within the future Manatee County transit service area, the Developer\* will work with the County\* to coordinate the provision of transit service to the area in conjunction with development of University Lakes.
- A.(7) Within three years of the effective date of this Development Order or at the request of the County, an annual monitoring program consisting of peak hour traffic counts at the Project\* entrances shall be instituted to verify that the projected number of external trips for the Project\* are not exceeded. Counts will continue on an annual basis through Project\* buildout, and the information shall be supplied in the required Annual Report. If an Annual Report is not submitted within thirty (30) days of its due date, or if the Annual Report indicates that the total external trips exceed projected counts for the Project\* by 15 percent or more, Manatee County shall conduct a Substantial Deviation determination pursuant to Subsection 380.06(19), Florida Statutes. This change will be presumed to be a Substantial Deviation. The results of the Substantial Deviation determination may also serve as a basis for the Developer\* or reviewing agencies to request Development Order amendments.
- A.(8) The transportation analysis in the ADA\* was performed without consideration of the potential effects of a Transportation Systems Management ("TSM") program. Accordingly, the development thresholds described in Tables 5 and 6 may reflect a "worst case" scenario, dependent upon future TSM measures.

The Developer\* or its assigns shall prepare and implement a TSM program which will endeavor to divert a number of vehicle trips from the PM peak hour. The TSM program shall be submitted to and be reviewed by the County\*, the MPO, and the FDOT.

The TSM program shall be submitted with the first annual report subsequent to the monitoring program in Section A (6) showing external trips exceeding 25% of the total external trips for Phase I of both University Lakes and University Place.

The TSM program shall include a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measure. Results of the TSM program shall be included in the Annual Report. The results of the TSM program may serve as a basis for the Developer\* or reviewing agencies to request Development Order amendments which increase the applicable development thresholds or which will allow reduced impacts per square foot or dwelling unit of development in future phases. The TSM Program shall seek to further the TSM objectives and Policies set forth in the Florida Transportation Plan and shall include, but not be limited to:

(a) promote ride sharing by public and private sector employees;

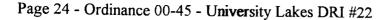
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- (b) increase urban area peak hour automobile occupancy rates through expanded ride sharing efforts;
- increase peak hour occupancy rates for transit and other high occupancy vehicles; and
- (d) other appropriate trip diversion measures.
- A.(9) To allow for the finalization of interchange design relative to Improvements #3 and #4 in Table 6, Developer\* agrees to reserve, until January 28, 1998, the property which it owns and which lies within the following description:

Commence at the easterly corner of the existing FDOT right of way north of University Parkway where the limited access terminates, thence westerly along the FDOT right of way, a distance of 650 feet to the Point of Beginning. From the Point of Beginning, proceed northwest a distance of 1,500 feet to the existing FDOT right of way, thence southeasterly and easterly to the Point of Beginning.

This restriction shall expire on January 28, 1998. If the right of way is dedicated by the Developer\* or otherwise acquired by the appropriate governmental agency, then the Developer\* may transfer the impacted land uses to other appropriate areas within the Project\* with approval of a revised General Development Plan. This item has been completed.

- A.(10) The Developer\* shall submit a Preliminary Site Plan for Phase I, or any subphase thereof, within twenty-four (24) months of the effective date of this Development Order.
- A.(11) The schedules of listed improvements may be adjusted at the Developer's\* request with submission of adequate data to support any such adjustments, and the Development Order amended as needed in the event that the appropriate agencies determine that:
  - (a) The Project\* is determined by the County\* and TBRPC to be in a regional activity center or otherwise designated for alternative levels of service or alternative percentage thresholds in accordance with applicable rules and regulations; or
  - (b) The appropriate level of service standard for the particular roadway link or intersection is adjusted by the agency(ies) having jurisdiction over such link or intersection. In no event shall any level of service be adjusted if the result of said adjustment is to permit a lower level of service than established by that agency or agencies having jurisdiction at the time of the request for adjustment.
- A.(12) The roadway shown on Revised Map H, which generally is oriented in a north/south alignment and connects to the proposed extension of Upper Manatee River Road, shall be required to be designated on the Future Traffic Circulation Map as a collector facility prior to providing any credits for right of way and/or construction. (The requirements of Condition A.(12) have been completed)



A.(13) Access to and from the site will be in accordance with state and local access regulations unless limited by the General Development Plan or any conditions placed thereon, whichever is most restrictive.

### Wetlands

- B.(1) The portions of the **University** Lakes site that meet the definition of Conservation or Preservation Areas as set forth in policies 10.1.2 and 10.3.1 of the Council's adopted (SRPP\*) have been designated on Revised Map H.
  - (a) All wetlands and uplands on-site defined by Council policies as Preservation Areas, as shown on Revised Map H, shall be preserved. No dredging, filling, or development activities shall be allowed within Preservation Areas.
  - (b) All wetlands and uplands on-site defined by Council policies as Conservation Areas shall be protected from development as shown on Revised Map H.
- B.(2) Except for wetland restoration or enhancement and naturally occurring fluctuations, no hydroperiod alteration shall be permitted in Preservation Areas as depicted on Revised Map H. Natural annual hydroperiods, normal pool elevations, and seasonal high water elevations shall be substantially maintained or improved. Hydroperiod monitoring shall be required semi-annually in selected preserved wetlands and initiated prior to on-site construction activity and continued for three years for herbaceous wetlands or five years for forested wetlands following buildout of the subbasin surrounding each wetland monitored. If the hydroperiod monitoring results demonstrate that Project\* activities are inappropriately altering the hydroperiod in Preservation Areas, such activities shall cease until remedial measures are implemented.
- B.(3) Any impacted wetlands, not required to be preserved in accordance with Condition B.(1) above and which are depicted as Conservation Areas on Revised Map H, shall be mitigated in accordance with the Manatee County Comprehensive Plan and Land Development Code and the TBRC's SRPP\* Policies.
- B.(4) In addition to meeting the requirements of the Manatee County Land Development Code, the Developer\* shall submit a wetland management and mitigation plan for the area to be developed to the County\* for approval, and to TBRPC, and SWFWMD for review prior to any wetland alteration. This plan shall address, but not be limited to, identification of wetlands on-site, wetlands to be preserved, proposed wetland alterations, a detailed mitigation plan, control of on and off-site water quality, and methods for hydroperiod maintenance with a detailed narrative and construction plans for mitigated or significantly enhanced (as determined by the County\*) wetlands.

The Developer\* shall include the following details, at a minimum, in the wetland management and mitigation plan prepared for submittal to the County\*:

- (a) Identification of existing dry and wet season site conditions;
- (b) Narrative descriptions and evaluations of all wetlands to be disturbed by wetland type;

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- (c) Photographs and 24"x36" plans depicting conditions of the existing wetland creation site and proposed wetland creation plans. (This data shall demonstrate that the appropriate hydrologic requirements shall be provided);
- (d) Narrative descriptions of any proposed wetland restoration activities and related issues;
- (e) Estimated costs of wetland mitigation/restoration schemes including maintenance and monitoring for appropriate time periods; and
- (f) Mitigation plans shall also include:
  - (1) Area and location of plantings;
  - (2) Species to be planted and spacing;
  - (3) Elevations for plantings;
  - (4) Source of plants or mulch;
  - (5) Source of wetland soil and depth proposed; and
  - (6) Monitoring and maintenance plans.
- B.(5) If allowable wetland losses require type-for-type (herbaceous or forested) wetland replacement in accordance with stipulation B.(3), mitigation for wetland losses shall be implemented prior to, or concurrent with, the wetlands being disturbed. Created wetlands and littoral shelves shall require monitoring and maintenance activities. Percent survival of plant species in the created wetland or littoral shelf shall meet or exceed Manatee County Comprehensive Plan and Land Development Code success criteria and the SRPP\* Policies. Yearly replanting and maintenance of the mitigation areas shall be required, if necessary, to ensure compliance with the conditions of the Development Order.
- B.(6) The Developer\* shall provide buffering around all Post-Development Wetlands\* to provide an upland transition into the wetland areas and to protect natural systems from development impact. All such buffers shall be in compliance with the Manatee-County-Land Development Code.

# **Vegetation and Wildlife**

C.(1) A cumulative assessment of the impacts of the Combined Projects\* on listed plant and animal species has been performed as required by the 380 Review Agreement\*. The Developer\* has provided open space for wildlife in the form of preserved wetlands and the wildlife corridor along Cooper Creek as depicted on Revised Map H. In addition, Developer\* shall retain large pines (>4" dbh) where possible in golf course rough for kestrel habitat and include and maintain open grassy areas in golf course rough for burrowing owl habitat. The specific locations of retained pines and open grassy areas shall be shown on the final development plan containing the golf course and shall be submitted to Manatee County for review and approval and to the Florida Wildlife Conservation Commission (FWCC) for comment. However, as the Developer\* is

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planning a large wildlife management area on University Place, the Developer\* has prepared (pursuant to the 380 Review Agreement\*) a wildlife management plan, as revised June 16, 1992, for the 395 acre Open Use Conservation District within University Place which provides additional protection of any listed species found on University Lakes and University Place. The plan includes information on site maintenance, fire frequency, wetland management, and boundary protection.

In the event that University Place is not approved by Sarasota County with the 395 acre Open Use Conservation District within one (1) year of the effective date of this Development Order or if such Open Use Conservation District is reduced in size by more than ten (10) acres, then within one (1) year of either such date or action the Developer\* shall prepare a wildlife management plan to address the impacts of the Project\* on any listed species found on University Lakes, except for the gopher tortoise. The FWCC found that a regionally significant population of gopher tortoise does not exist on University Lakes. However, any taking must comply with FWCC rules and the Developer\* must obtain a gopher tortoise incidental take permit from the FWCC. If a management plan is prepared, pursuant to this paragraph, the plan shall be submitted to the and the Department of Community Affairs for review and to the County\* for review and approval.

- C.(2) The Developer\* shall provide small wildlife crossings (18" culverts) under roadways at the two locations where the north/south collector roadways intersect with Cooper Creek.
- C.(3) In accordance with applicable law, the Developer\* shall coordinate with the Florida Department of Agriculture and Consumer Services and the County\* for proper relocation of any listed species found on-site in addition to the requirements of C.(1) above.
- C.(4) Representative tracts of all major natural upland vegetative communities (Live Oak, Pine-Mesic Oak, Pine Flatwoods, Temperate Hardwoods), as depicted on Revised Map H, shall be set aside in their natural state to serve as conservation areas.
- C.(5) The removal of naturally-occurring vegetation shall be limited in accordance with the Manatee County Comprehensive Plan. This limitation shall not include the removal of diseased trees or vegetation, or exotic species, or other species approved by the County consistent with the provisions of the Manatee County Comprehensive Plan.
- C.(6) Areas designated as Preservation Areas on Revised Map H shall be protected in perpetuity by conservation easement or other legal instrument approved by County\*.

#### Land

- D.(1) The Developer\* shall initiate the following procedures to ensure erosion control during development of the Project\*:
  - (a) Sod, seed, or plant embankment areas of stormwater detention or retention ponds;
  - (b) Sod, seed, mulch, or landscape cleared or disturbed areas as soon as possible after clearing and grading;

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- (c) Limit clearing and site work, construction, and clearing to areas needed for immediate development;
- (d) Develop asphalt roads as soon as possible:
- (e) Initiate landscaping before development work is completed on a site;
- (f) Construct sediment basins at the start of each drainage system phase;
- (g) Utilize straw filter barriers or filter fabric at discharge points including, but not limited to, temporary discharge points;
- (h) Install temporary sediment basins and perimeter dike systems as a first step in the grading process and inspect and clean out the temporary sediment basins on a regular basis; and
- (i) Preserve the existing natural vegetation along Foley Creek and Cooper Creek, as depicted on Revised Map H.

# **Air Quality**

- E.(1) The Developer\* shall, subject to applicable water quality standards, institute the following procedures to ensure dust control during development of the Project\*:
  - (a) Implement a watering program during excavation and dredge and fill operations;
  - (b) Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary:
  - (c) Treat disturbed areas after clearing, grading, earth moving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;
  - (d) Keep soil stockpiles moist, or treat with soil binders or cover;
  - (e) Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;
  - (f) Remove dust producing materials as soon as possible;
  - (g) Maintain 15 mph or less vehicle and equipment speeds on temporary roads;
  - Sod, seed, mulch, or landscape cleared or disturbed areas, including embankment areas, of stormwater detention or retention ponds as soon as possible after clearing and grading;
  - (i) Limit site work and construction to areas needed for immediate development;
  - (j) Develop asphalt roads as soon as possible;
  - (k) Initiate landscaping before development work is completed on-site; and

- (I) Utilize water spray trucks to control dust generation in heavy construction areas.
- E.(2) Further Section 380.06(6), Florida Statutes, review will be required for air quality impacts, of Phases III, and IV. This Development Order\* must be amended prior to granting specific approval to Phases III, and IV to address any air quality impacts and to specify any necessary mitigation prior to the commencement of said Phases. This review shall be a cumulative assessment of the Combined Projects\*.

# Water Quality and Drainage

F.(1) Prior to any site alteration associated with the Project\*, the Master Drainage Plan for the Project\* shall be submitted to DER, SWFWMD, and EMD for review and to the County\* for approval. (The requirements of Condition F.(1) have been completed)

The stormwater 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 stormwater 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 the criteria found in Chapter 62-25 and 40D-4, F.A.C. Nothing in this Section F.(1) shall be construed as a waiver by the Developer\* of any vested rights, if any, pertaining to approved (as depicted in an approved Preliminary Site Plan for that Phase or subphase) or constructed stormwater facilities. With the exception of any such vested rights, if any, the Project\* shall also comply with any special local watershed protection provisions adopted after the approval of this Development Order. An acceptable method for meeting such standards for the treatment of stormwater runoff for the majority of the site will be wet detention with effluent filtration utilizing the double underdrain system described in Exhibit 19-2 of the ADA.

- F.(2) Best Management Practices\* (BMP) for reducing water quality impacts, as recommended by the County\* and SWFWMD in accordance with adopted regulations of these agencies, shall be implemented and may include a street cleaning program for parking and roadway areas within the Project\*.
- The Developer\* shall be the entity responsible for maintaining the stormwater management system. The Developers\* maintenance and inspection schedule for ensuring proper water quality treatment shall be submitted to the County\* for approval prior to site alteration activities associated with the Project\*.
- F.(4) Stormwater discharge shall not cause the receiving water body to violate the limits defined in the Class appropriate to that water body. Where background conditions in the water body in question do not meet the applicable standards due to natural causes outside the control of the Developer\*, site specific, alternative criteria may be established in conjunction with the County\*.
- F.(5) Prior to any site alteration activities associated with the Project\*, the Developer\* shall implement a surface water quality and quantity monitoring program approved by the County\* (Completed). This program shall also be submitted to the City of Bradenton for review and comment prior to approval. The plan shall include provisions for the

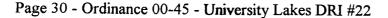
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characterization of pre-construction baseline water quality and quantity conditions of surface water entering and leaving the site. The surface water monitoring program shall also provide the monitoring of surface water quality during periods of construction. In addition, the surface water monitoring program shall include an ongoing plan for monitoring of post-construction surface water quality. The surface water quality monitoring program required pursuant to this condition shall include an identification of the locations, frequency, and duration of sampling, parameters to be monitored, collection and analytical methods, and reporting requirements. All water quality sample collections and laboratory analyses shall be made in accordance with USEPA/FDEP approved methodology. The laboratory performing the analyses shall be certified by the FDHRS and shall have an approved comprehensive quality assurance plan on file with the FDEP. Any violation of federal, state, or local water quality standards shall require corrective measures as required by that authority.

F.(6) Prior to any site alteration activities associated with the Project\*, the Developer\* shall implement a groundwater monitoring program approved by the County\* and EMD. This program shall also be submitted to the City of Bradenton for review and comment prior to approval. The plan shall include appropriate provisions for the characterization of the pre-development baseline water quality and water level conditions of the site's groundwater. The groundwater monitoring program required pursuant to this condition shall include an identification of well locations, sampling frequency, and sampling duration, as well as parameters to be monitored and applicable collection and analytical methods. (Completed)

Upon completion of the pre-development groundwater program, a report of results will be submitted to the County\* for review and approval. In addition to the official laboratory results, the report shall include recommendations regarding monitoring during construction and post-construction. Any proposed construction and post-construction monitoring plans developed pursuant to this condition shall be submitted to the County\* for review and approval.

- F.(7) In the event that an overall watershed monitoring and reporting program is implemented and satisfies the intent of conditions F.(5) and F.(6), these programs may be discontinued upon the recommendation and approval of such by the County\*. The City of Bradenton shall be notified prior to the approval of the discontinuance of this program.
- F.(8) To the extent\_required by applicable law, any shoreline banks created along consite stormwater detention lakes shall include littoral zones constructed on slopes no steeper than a 4:1 horizontal to vertical ratio and shall be planted in, or allowed to be colonized by, diverse native emergent and submergent vegetation. The Developer\* shall ensure, by supplemental replanting, if necessary, at least eighty-five percent (85%) coverage by native aquatic vegetation is established within the littoral zone (to include at a minimum the area between ordinary high water and ordinary low water) in accordance with applicable regulations.
- F.(9) The Developer\* shall conduct annual inspections of the environmental swale systems on the Project\* site to ensure the swales are being properly maintained in keeping with their design and are capable of accomplishing the level of stormwater storage/treatment for which they were designed and intended. Verification of such inspection shall be supplied in each Annual Report.



F.(10) Prior to any site alteration, the Developer\* shall develop and submit for approval by the County\* an Integrated Pesticide/Herbicide Management Plan (IPMP) and a Hazardous Materials Management Plan (HMMP). (Completed)

## **Historical and Archaeological Sites**

G.(1) The discovery of any historical or archaeological resources during development activities of the University Lakes Project\* shall be immediately reported to the Florida Division of Historical Resources (FDHR). If the significance of an archaeological or historical site, discovered during development, is unknown and the site is to be impacted by Project\* activities, additional testing shall be required at the site to determine significance. Disposition of such resources shall be determined in cooperation with the FDHR, TBRPC\_ and Manatee County. Treatment of the resources shall be completed before resource-disturbing activities are allowed to continue.

### Water

- H.(1) The Developer\* shall participate, as required by Manatee County ordinances and consistent with any Developer Agreements, in any necessary expansion of potable water service to each phase or subphase of the Project\* to assure that adequate potable water capacity exists to accommodate the Project\*.
- H.(2) The Developer\* shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with the SWFWMD rules and regulations. Any existing on-site wells not intended for potable or non-potable uses shall be plugged and abandoned in accordance with Rule 40D-3.041(1), Florida Administrative Code.
- H.(3) The Developer\* shall require the installation of high efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices, if mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes). This will include the use of toilets requiring no more than 1.6 gallons per flush in all areas, and installation of self-closing or metered water faucets shall be required in all public and commercial restroom facilities.
- H.(4) The Developer\* shall maintain all water lines and fire hydrants not dedicated to the County\*.
- H.(5) The Developer\* shall, to the extent non-potable water is available, use only non-potable water to meet non-potable water demands. For purposes of this Approval, "non-potable" water is defined as water emanating from any source other than a public water utility. The Developer\* shall submit an acceptable plan to the County\* and the TBRPC for the use of non-potable water on-site. The plan shall be completed prior to Final Site Plan approval for any phase or subphase and shall include an implementation timetable, as well as a determination of the availability and feasibility of using reclaimed wastewater or stormwater retention ponds for irrigation purposes, to the extent permitted by law. (Completed)
- H.(6) Adequate fire flow and water pressure shall be maintained within the Project's\* water supply system.

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- H.(7) The Developer\* shall conform to and further the applicable rules and adopted guidelines of the SWFWMD in regard to protection of the groundwater resources in the Eastern Tampa Bay Water Use Caution Area (WUCA) to the extent then in effect.
- H.(8) The Developer\* shall use the lowest quality water supply which meets the needs of the intended use, provided that such sources are economically feasible, practically available, and legally permissible.
  - A plan which investigates the use and feasibility of these alternatives shall be prepared by the Developer\* and submitted with the first Annual Report to TBRPC, SWFWMD, the County\* for review and further action if warranted. (completed)
- H.(9) For the purpose of potable and/or reclaimed water conservation, utilization of xeriscape principles are required in landscaped areas. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall only be irrigated to the minimum extent required to ensure healthy vegetation.

### <u>Wastewater</u>

- I.(1) The Developer\* shall participate, as required by Manatee County ordinances or Developer Agreements\_ in any necessary expansion of wastewater service to and consistent with any Developer Agreements for each phase or subphase of the Project\* to assure that adequate wastewater capacity exists to accommodate the Project\*.
- 1.(2) No additional permanent septic system shall be permitted within the Project\*.
- I.(3) Sewer lift stations shall be designed and equipped in accordance with County\* regulations.
- I.(4) The Developer\* shall submit to the County\*, prior to each Final Site Plan approval, a monitoring plan to identify and correct any leaks or ruptures of the sewer lines which are maintained by the Developer\*. This plan must be approved by the County\* and should identify the entity responsible for the monitoring and a time schedule for conducting the inspections. Faulty lines shall be replaced as quickly as possible. A report of inspections, results, and repairs must be included in the Annual Report.
- 1.(5) The disposal of waste into the sewer system shall comply with the Manatee County Sewer Use Ordinance (Ordinance No. 91-39).
- I.(6) The Developer\* shall implement a wastewater reuse system when feasible, as discussed in development condition H.(8) herein.

#### **Solid Waste**

J.(1) Within one year of the effective date of the Development Order, or prior to issuance of subsequent Development Approvals\* for any non-residential land use within the Project\*, whichever occurs later, the Developer\* shall prepare a hazardous substances (including bio-hazardous wastes) and a hazardous waste management plan which shall be reviewed by DEP, TBRPC, approved by the County\*, and then distributed by the Developer\* to non-residential land users within the Project\*.

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At a minimum, the plan shall:

- (a) Advise of applicable statutes and regulations regarding hazardous wastes and substances, including Title III (Community Right-to-Know Law) of the Superfund Amendment and Reauthorization Act (SARA Title III) and the requirement to comply with these rules;
- (b) Provide a list of agencies which can be consulted regarding the types, sources, and volumes of waste and substances that are considered under the applicable statutes and agency rules to be hazardous and which must be stored or disposed of in specially designed containers;
- (c) Provide a list of agencies which can describe generally appropriate disposal methods;
- (d) Provide a list of agencies which can be consulted regarding the proper handling and disposal of hazardous substances and disposal of hazardous wastes;
- (e) Provide a list of agencies which can describe construction requirements for hazardous waste holding areas;
- (f) Describe a program to inform owners and tenants of the information contained in the Plan;
- (g) Provide a list of agencies which can describe typical spill clean up methods; and
- (h) Be updated and distributed to each non-residential land user annually.

(Said Plan has been approved)

- J.(2) All Project\* tenants that generate hazardous waste shall be encouraged to utilize waste exchanges to the extent feasible. A report of such use shall be included in each Annual Report.
- J.(3) The Developer\* shall participate, as required by Manatee County ordinances or Developer Agreements in any necessary expansion of solid waste service to each shase of subphase of the Project\* to assure that adequate solid waste capacity exists to accommodate the Project\*.
- J.(4) Surface impoundments of hazardous materials and hazardous wastes, land treatment of hazardous materials and hazardous wastes and landfills for hazardous materials and hazardous wastes are prohibited.
- J.(5) Individual Tenants shall be required to transport and dispose of hazardous waste in a manner consistent with applicable regulations through restrictive covenants. Individual Tenants shall be encouraged to develop permittable temporary on-site hazardous waste treatment and storage capabilities prior to transport and shall remove hazardous and toxic wastes from the site as soon as is practical. Such transportation of toxic and hazardous

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materials shall be performed by a company that is accredited by all appropriate agencies in the transportation and handling of such materials.

J.(6) All aboveground and underground pollutant storage tanks systems will be installed, monitored, and managed according to applicable Federal, State, and Local regulations.

## **Recreation and Open Space**

K.(1) The Project\* shall contain, at a minimum, 403.4 acres of open space (approximately 350.4 acres of wetlands and an estimated minimum of 26.5 acres of mitigation) in addition to approximately 490.8 acres committed to recreation (a 22.6 acre park, a 16.1 acre tennis/boat club, 291.7 acres of golf course, and a lake of some 160.4 acres).

Notwithstanding the above, if the County\* should decide the 22.6 acres of park is not needed, then the Developer\* shall be able to use the applicable parcel for residential development or as a school site, provided the number of dwelling units is not increased.

- K.(2) All recreation and open space areas not deeded to the County\* or other state agencies shall be maintained as common open space through deed restrictions or owned by a property owners' association for the Project\* or neighborhood within the Project\*, as may be appropriate in accordance with the Land Development Code.
- K.(3) Except as described in K.(1) above, all recreation, park, and wetland sites, as shown on Revised Map H of the ADA\*, shall not be utilized for other uses inconsistent with their designation on said map. Any proposal to change these uses shall be subject to a Substantial Deviation Determination if required by Subsection 380.06, Florida Statutes.
- K.(4) The Project's\* public parks and public recreational facilities shall be accessible to the elderly, the handicapped, and economically disadvantaged and may be subject to a reasonable agreement between the County\* and the Developer\* limiting the use as a park facility and times of operation.

#### **Education**

- L.(1) The Development shall dedicate an elementary school site either adjacent to, or having direct access on, a constructed eCounty-maintained right-of-way and meeting all State and Magnetic County new school site requirements upon request by the School Board. The school site shall be deemed to be a part of the Phase I approvals for the Project\* and shall be shown on an amendment to the General Development Plan unless dedicated off-site as may be allowed elsewhere in this condition. The dedicated school site shall be a minimum of 18 acres, depending upon the characteristics of the site selected and said site shall be selected from property shown as residential, commercial, or business on Revised Map H, and shall be reflected on a revised General Development Plan unless dedicated off-site as may be allowed elsewhere in this condition. If the Developer\* and the County School Board agree, the dedicated school site may be located off-site on property owned by the Applicant\*. If adjacent property is provided as a public park or for emergency services, this acreage may be reduced to a total of fifteen acres.
- L.(2) If the County School Board should decide the school is not required, or the selected location is inappropriate, the Developer\* shall be permitted to exchange sites, to the School Board's satisfaction, and shall be permitted to use the originally selected parcel

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for residential development, provided the number of dwelling units approved for the Project\* is not increased. Any such exchanges in school sites shall require an amendment to the General Development Plan. If additional recreational opportunities are required, the County\* may require dedication of up to five acres of the designated school site parcel for active recreation.

# Health Care, Police, and Fire

- M.(1) The Developer\* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of emergency service facilities for emergency medical services. The Developer\* may, with the concurrence of the County\*, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County\* or payment of impact fees, as applicable. An agreement as to pro-rata share, mutually acceptable to the County\* and the Developer\*, shall be reached prior to December 31, 1997. Any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law.
- M.(2) The Developer\* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of fire protection service facilities for fire protection services. The Developer\* may, with the concurrence of the County\*, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County\* or payment of impact fees, as applicable. An agreement as to prorata share, mutually acceptable to the County\* and the Developer\*, shall be reached prior to the approval of the first Final Site Plan or Final Plat for Vertical Development\* for Phase I or any subphase thereof. Any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. (Completed)
- M.(3) The Project\* shall be designed and constructed to meet or exceed specifications of the applicable Fire Code.
- M.(4) The height of buildings allowed in the Project\* shall not exceed that appropriate for the available water pressure and fire flows, or exceed the reach of available fire fighting equipment at the time of any Preliminary Site Plan approval for any phase or subphase.
- M.(5) Prior to approval of each Final Site Plan, the Developer\* shall provide assurance for each increment of development that the site will be supplied to the extent required by applicable code with water lines of adequate size, and functioning fire hydrants in sufficient number and appropriate locations to accommodate fire fighting operations. Additionally, the Developer\* shall provide calculations by a Florida registered engineer to the County\* indicating that fire flow and water pressure to the site are adequate for fire protection purposes and written assurance from the Braden River Fire Department that the proposed locations of all fire hydrants and appurtenances are adequate prior to the issuance of any Certificate of Occupancy for the Project\* by the County\*.
- M.(6) The Manatee County Sheriff's Office shall provide typical police protection to each phase or subphase of the Project\*. The Developer\* shall participate, in accordance with applicable County\* ordinances or Developer Agreements, in any expansion of such services necessary to serve the Project\* or any phase or subphase thereof.

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## **Economics**

- N.(1) Excess infrastructure capacity constructed by the Developer's shall be at the Developer's risk and shall not vest latter development rights not addressed in this approval.
- N.(2) The Project\* shall promote entrepreneurship and small and minority owned business start-up, and encourage nondiscriminatory employment opportunities, pursuant to Policies 21.2, SCP and 21.5.3, FCRPP, respectively.
- N.(3) The development and promotion of a day care system should be encouraged on site and any such day care system shall be in compliance with the Manatee County Land Development Code and any other applicable regulations.

## **Energy**

- O.(1) Issuance of Development Approvals\* for each phase or subphase shall be dependent upon the ability of electrical or gas utilities to meet the energy requirements of the development.
- O.(2) All Project\* tenants, businesses, residents, etc. shall be notified in writing by the Developer\* prior to occupancy that the following energy related practices are encouraged:
  - (a) Use energy alternatives, such as solar energy, resource recovery, waste heat recovery, and cogeneration, where economically feasible;
  - (b) Obtain energy audits provided by energy companies or other qualified agencies;
  - (c) Install water heater timers and set water heaters at 130 degrees Fahrenheit or lower;
  - (d) Use landscaping and building orientation to reduce heat gain, where feasible, for all Project\* construction;
  - (e) Promote energy conservation by employees, buyers, suppliers, and the public, as appropriate;
  - (f) Reduce levels of operation of all air conditioning, heating, and lighting systems during non-business hours, as appropriate;
  - (g) Institute and utilize recycling programs;
  - (h) Utilize energy efficient packaging or recyclable materials;
  - (i) Install total energy systems on large facilities when cost effective; and
  - (j) Elimination of advertising requiring lighting after business hours where feasible.
- O.(3) Incorporation of the energy conservation measures referenced on pages 265 and 266 of the ADA\* shall be required. A progress report on the energy conservation measures shall be included as a part of each Annual Report.

## **Affordable Housing**

- P.(1) A cumulative assessment of the affordable housing needs of Phases I and II of the University Lakes DRI and Phase I of University Place (Combined Projects\*) has been performed as required by the 380 Review Agreement\*. This assessment was accepted by all reviewing agencies and determined no potential unmet need for affordable housing and a potential surplus of 75 affordable units. This analysis utilized the East Central Florida Regional Planning council's (ECFRPC) "Housing Demand, Supply and Need Methodology for Assessing the Affordable Housing Impact of Developments of Regional Impact", April 1996.
- P.(2) This assessment utilized the 1990 US Census as its source for rental vacancy data. In order to ensure that employees of the Combined Projects\* will find adequate housing opportunities reasonably accessible to their places of employment and validate the results of the assessment, it is necessary to compare the 1990 US Census data to the 2000 US Census data.

Should the rental vacancy data from the 2000 US Census be the same as or higher than the rate utilized in the assessment (11%), then no reassessment shall be required. However, if the 2000 US Census rental vacancy rate is at least 2% lower than the vacancy rate utilized in the assessment, the applicant shall be required to conduct a revised assessment. The revised assessment would be submitted for review and approval to the Department of Community Affairs, and Manatee County, and to Sarasota County, Southwest Florida Regional Planning Council and Tampa Bay Regional Planning Council for review and comment, no later than December 31, 2002. If the re-assessment identifies an unmet need for affordable housing at any time during Phase II of University Lakes, and the impact is deemed significant, then the Developer\* shall develop a mitigation program in coordination with the DCA, Manatee County, Sarasota County, SWFRPC and TBRPC.

Should the re-assessment be required and it should show a significant unmet demand for affordable housing, the results of the re-assessment shall be incorporated into this Development Order through a Notice of Proposed Change that would be submitted, by the Developer\*, to Manatee County no later than March 30, 2003. If such a NOPC is required and an acceptable NOPC is not submitted to Manatee County by March 30, 2003, a Stop Work order will be in effect for any additional non-residential development. Any necessary mitigation measures shall be adopted by a Development Order amendment prior to issuance of preliminary/final site plans for any remaining Phase II development.

P.(3) Specific approval of Phases III and IV of University Lakes is conditioned on further Section 380.06(6), Florida Statutes, (submittal of a substantial deviation application for development approval) review on affordable housing, as well as the other specific issues listed elsewhere in this Development Order. The Developer\* shall conduct an affordable housing study based on a methodology agreed to pursuant to said review. If the study indicates that the additional development for which the Developer\* is requesting approval will create the need for affordable housing that is not being provided within the Project\* or within an area proximate (as determined by the approved methodology) to the Combined Projects\*, the Development Order shall be amended to include appropriate

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mitigation. The affordable housing needs of the Combined Projects\* shall be mitigated using those measures that are in effect at the time specific approval of a later phase is requested.

- P.(4) Payments made by the Applicant under the provisions of law may be credited against any contributions which may be required under the provisions of the HAIP or subsequent housing analyses, if requested by the Developer\* and approved by the County\*.
- P.(5) Pursuant to Rule 9J-2.048(8)(c)1, FAC, when a residential unit is constructed on-site and is within the affordable cost range as determined by that current year's annual median income as provided by the Department of Housing and Urban Development and calculated pursuant to the ECFRPC's April 1996 methodology, the Developer\* shall receive credit for one and one-half (1.5) affordable housing units toward the affordable housing study.

#### **General Conditions**

- Q.(1) Should the Project\* significantly depart from the parameters set forth in this Development Order and the ADA\*, the Project\* will be subject to a Substantial Deviation Review, pursuant to Section 380.06, Florida Statutes. Any change to the Project\* which meets the criteria set forth in Subsection 380.06(19), Florida Statutes, shall require a hearing to determine if the change constitutes a Substantial Deviation.
- Q.(2) The Developer's\* commitments set forth in the ADA\*, and, as summarized in Section 6 herein, shall be honored, except as they may be superseded by specific terms of the Development Order.
- Q.(3) Should the Developer\* divest itself of all interest in the Project\* prior to the expiration of the Development Order, the Developer\* shall designate the successor entity to be responsible for preparation of the Annual Report, subject to approval by the County\*.
- Q.(4) All Development Approvals\* shall be obtained prior to September 13, 2019. This Development Order shall expire 5 years after the buildout date to allow for post-development monitoring. Unless otherwise specified in this Development Order, all conditions herein shall be complied with on or before the expiration date of this Development Order.
- Q.(5) A Preliminary Site Plan for each phase shall be required.
- Q.(6) The Developer\* shall make appropriate efforts to coordinate with, and inform the appropriate public authorities of, the feasibility of the proposed school site for hurricane shelter, building closings, security and safety precautions, and evacuation plans.
- Q.(7) Except for any existing use or for construction offices and similar temporary uses, or any use on the school site or park site, or other use by a public agency, any proposal to utilize mobile homes on the site shall require a Substantial Deviation Determination, pursuant to the procedures in 380.06(19)(a), Florida Statutes.
- Q.(8) The Developer\*, its successors, assigns or transferees, shall submit Annual DRI Reports in accordance with Section 380.06(18), Florida Statutes to the County\*, TBRPC, the State Land Planning Agency, and other agencies, as may be appropriate, on the anniversary

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of the effective date of this Development Order and each year thereafter until such time as all terms and conditions of this Development Order are satisfied. Six (6) copies of this report shall be submitted to the Director of the Manatee County Planning Department or the Director's designee, who shall review the report for compliance with the terms and conditions of this Development Order and who may submit an appropriate report to the County Commission should the Planning Director decide further orders and conditions are necessary. The Developer\* shall be notified of any Board of County Commissioners' hearing wherein such report is to be considered or reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, modification, or change of any conditions, or any terms or conditions of this Development Order. The Annual Report shall contain the following:

- (a) Any changes in the plan of development, or in the representations contained in the ADA\*, or in the phasing or land uses for the reporting year and for the next year;
- (b) A summary comparison of development activity proposed and actually conducted for the year;
- (c) Undeveloped tracts of land, other than individual single-family lots, that have been sold to a separate entity or Developer\*;
- (d) Identification and intended use of lands purchased, leased, or optioned by the Developer\* adjacent to the original DRI site since the Development Order was issued;
- (e) An assessment of the Developer's\* and the local government's compliance with the conditions of approval contained in the DRI Development Order and the commitments that are contained in the Application for Development Approval\* and which have been identified by the County\*, TBRPC, or DCA, as being significant;
- (f) Any known incremental DRI Applications for Development Approval\* or requests for a Substantial Deviation Determination that were filed in the reporting year and to be filed during the next year;
- (g) An indication of a change, if any, in local government jurisdiction for any portion of the Project\* since the Development Order was issued;
- (h) A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;
- A copy of any recorded notice of the adoption of a Development Order for the subsequent modification of an adopted Development Order that was recorded by the Developer\* pursuant to Subsection 380.06(15)(f), Florida Statutes;
- (j) A statement that all persons have been sent copies of the Annual Report in conformance with Subsection 380.06(15) and (18), Florida Statutes;

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- (k) Information on the actual prices and rents of housing units constructed relative to the then-current Department of Housing and Urban Development (HUD) affordable housing guidelines;
- (I) Reports or information pursuant to conditions A.(7), A.(8), J.(2), and O.(3).
- Q.(9) All proposed modifications to University Lakes will be reviewed based on the Combined Projects\* to determine whether the proposed modification will exceed any of the criteria set forth in Subsection 380.06(19), Florida Statutes.

In the event the University Place Development Order is amended by Sarasota County to allow development inconsistent with Table 3 or Table 4 of the University Lakes Development Order, then upon expiration of the 45-day appeal period of the amendment or, if the amendment is appealed, upon settlement of the appeal, the Developer\* shall apply for an amendment to the University Lakes Development Order, and Manatee County subsequently shall consider an amendment to the University Lakes Development Order to make it consistent with the University Place Development Order. A Notice of Proposed Change, pursuant to Subsection 380.06(19), Florida Statutes, shall not be required for the amendment to the University Lakes Development Order, as described above, to make it consistent with the University Place Development Order, but shall require the requisite public hearings under Chapter 125, Florida Statutes, and the Land Development Code. However, such Development Order amendment adopted by Manatee County must be rendered to the Department, pursuant to Subsection 380.06(19), Florida Statutes. If the amendment to the University Lakes Development Order is consistent with the amendment to the University Place Development Order or any settlement of an appeal of the University Place Development Order amendment, then DCA shall not appeal the amendment.

The substantial deviation criteria set forth herein are not applicable to land use exchanges which are authorized pursuant to Sections 4.B. and 4.C. of this Development Order. Additions to the amount of development in a particular land use category resulting from the use of the exchange mechanism are permitted only in conjunction with the simultaneous reduction from another specifically approved use and do not authorize additional development beyond that which has received specific Development Order Approval.

- Q.(10) Unless otherwise expressly stated in this Ordinance, the Project shall comply with all future amendments to the Land Development Code and the Comprehensive Plan.
- Q.(11) Wherever in this Development Order the Developer\* is required to file a Notice of Proposed Change, the Developer\* shall send a copy of said NOPC to Sarasota County and SWFRPC.
- Q.(12) In the event of a Development Order appeal or other legal challenge of this Development Order by the Department of Community Affairs, the Developer\* shall pay all reasonable costs and fees of County\* staff and attorneys relating to said appeal or legal challenge at the rate for processing this Development Order under the current Planning fee schedule. Payment of all billings by the Developer\* related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

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The following are Developer\* commitments set forth in the ADA\* which shall be honored by the Developer\*, except as they may be superseded by specific terms of the Development Order or applicable law.

#### A. **GENERAL PROJECT\* DESCRIPTION**

- A.(1)The three designated community commercial areas will be developed in compliance with the adopted Comprehensive Plan in terms of permitted uses, maximum square footage, floor area ratio, and location on the road network. (SR, 17 & 18)
- All requirements of the Evers Reservoir Watershed Overlay District will be met within this A.(2) Project\*. (ADA\*, 16)
- Neighborhood oriented retail areas will be located within the community commercial A.(3)parcels which lie within the RES-1 Future Land Use Classification. (SR, 13)
- The Project\* will construct, or cause to be constructed, two major thoroughfares, A.(4)University Parkway and the extension of Upper Manatee River Road. (SR, 93)

#### B. WETLANDS

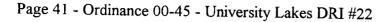
- The existing wetlands and proposed mitigation areas will have 50-foot wetland buffers B.(1)around DEP wetlands and 30-foot buffers around wetlands within the jurisdiction of ACOE and SWFWMD, as shown on Revised Map H. (ADA\*, 16)
- A total of approximately 312.2 Acres of native wetland habitats on-site will be preserved. B.(2) (ADA\*, 65)
- Numerous precautions, described on page 33 of the Sufficiency Response, will be taken B.(3)to prevent contamination of surrounding soils and waters. (ADA\*, 21)

#### C. **WATER**

- The pesticides, herbicides, and fertilizers used on grassed areas of the University Lakes C.(1)site will be applied in strict accordance with the manufacturer's application guidelines to avoid negative impacts on surface water quality. (SR, 175)
- C.(2) A serious of the self-benefit will be of primary importance in preventing to Albertunoff. Soil tests will be conducted to avoid application of unnecessary types, rates, and amounts of fertilizers. Applications will be made when adequate soil moisture exists and likelihood of major storm event is minimal. (SR, 32)
- Numerous precautions, described on page 33 of the Sufficiency Response, will be taken C.(3)to prevent contamination of surrounding soils and waters. (SR, 33)

#### D. **SOILS**

All of the methods described on pages 140 and 143 of the ADA\* will be utilized to D.(1) overcome the soil limitations on-site. (ADA\*, 140 & 143)



D.(2) The wind and soil erosion abatement methods listed in the ADA\* will be followed. (ADA\*, 143)

#### E. FLOODPLAINS

E.(1) Any loss of 100-year floodplain storage volume will be compensated by the excavation and creation of equal storage volume within the 100-year floodplain. (ADA\*, 147)

#### F. WATER SUPPLY

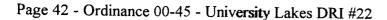
- F.(1) The internal potable water supply system will be constructed to Manatee County standards and dedicated to Manatee County where the potable system exists in proposed public rights-of-way. (ADA\*, 155)
- F.(2) Non-potable water conservation will be accomplished through the use of xeriscaping and preservation of existing native vegetation communities in accordance with applicable provisions in the Manatee County Land Development Code. (ADA\*, 157)

#### G. STORMWATER MANAGEMENT

- G.(1) All off-site runoff is to be routed through or around the property. There are five areas where off-site flow will be accepted into the stormwater management system, totaling 50.2 acres along the southern boundary and 12.6 acres along the northern boundary. (ADA\*, 167)
- G.(2) The stormwater management system will accept all existing off-site flows from Sarasota County. (SR, 190)
- G.(3) The primary method for treatment of stormwater runoff for virtually the entire site will be wet detention with effluent filtration utilizing the double underdrain system described in Exhibit 19-2. (ADA\*, 172)
- G.(4) The wet detention system will incorporate vegetated littoral zones which will equal approximately 15 to 20 percent of the surface area of the stormwater detention ponds. Sediment sumps will be provided at all inflow locations. (ADA\*, 174)
- The hydroperiods of all on-site wetlands will be maintained except as depicted on Reviews (ADA\*, 176)
- G.(6) Water levels in the detention ponds will be designed to be compatible with wetland seasonal high water tables and existing upland water tables. (ADA\*, 183)
- G.(7) Litter and debris which is captured within the stormwater treatment ponds will be periodically removed during routine clean-up of the Project's\* open space areas and pond system. (SR, 104)

## H. SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

H.(1) The Applicant will investigate the possibility of mulching trees and brush that will be removed as land clearing operations commence, for the purpose of retaining mulch to meet the on-site needs. (SR, 109)



#### I. TRANSPORTATION RESOURCES

- 1.(1) The Project\* will construct or cause to be constructed University Parkway and the extension of Upper Manatee River Road. (ADA\*, 23)
- I.(2) The segment of University Parkway through the site will be dedicated to Manatee County and will include 200 feet of right-of-way. (SR, 72)
- I.(3) The Applicant is proposing dedication of all necessary right-of-way with regard to roadways located in the Project\* as shown on Revised Map H. (SR, 132)

#### J. AIR

- J.(1) The Project\* will utilize current state-of-the-art methodologies for prevention of fugitive dust particulates during construction. (ADA\*, 21)
- J.(2) Clearing and grubbing operations will be performed only on individual parcels of land where construction is scheduled to proceed. Measures to be employed to minimize fugitive dust will include sodding, seeding, mulching, or landscape planting in cleared or disturbed areas. (ADA\*, 226)

#### K. POLICE AND FIRE PROTECTION

- K.(1) The Applicant/Developer\* will provide a pro-rata share for any equipment or personnel needs that may be created by this Project\* for police and fire protection and emergency medical services in accordance with applicable regulations. (ADA\*, 25)
- K.(2) The Developer\* will provide a pro-rata share of the cost of building and equipping the facilities needed to provide emergency medical services to the Project\*. (ADA\*, 259)

#### L. RECREATION AND OPEN SPACE

- L.(1) All proposed bike and pedestrian paths will be confined to appropriate areas outside of preservation areas in accordance with applicable laws and regulations. (SR, 83)
- L.(2) The Project\* will feature pedestrian ways and bikeways throughout the development, connecting the hour increase to the recreational areas and the commercial areas (ACCA), 9; SR, 207)
- L.(3) University Lakes will have major active recreational land uses comprising over 18 percent of the total Project\* acreage. The project will contain a tennis and swim club and boat clubhouse which will be located on the 160.4 acre lake. It will also contain a park, golf course, clubhouses, and driving ranges. (ADA\*, 9)
- L.(4) The recreational lakes, tennis and boat club, and golf course may be maintained and operated by a private owner and may require private membership or use permits. Open space and environmentally sensitive land will be protected by covenants or conservation easements to protect the natural qualities and will be conveyed to the appropriate homeowners' or master homeowners' association for maintenance. (ADA\*, 252-253)

#### M. EDUCATION

M.(1) The Project\* will provide a financial contribution or donation of land to the educational system for the purpose of building schools to service the residential component of the Project\*, facilitating educational opportunities within close proximity for the school age children of the Project\*. (ADA\*, 24)

#### N. ENERGY

- N.(1) The Project\* will utilize both electric power and natural gas as sources of energy. Energy conservation techniques, including the use of landscaping, building orientation, and natural vegetation will be used to promote energy conservation. (ADA\*, 27)
- N.(2) If the need for an electric substation arises, a suitable location will be determined and provided to Florida Power and Light Company. (SR, 86)
- N.(3) The traditional energy conservation methods will be used in the residential and non-residential building construction. Some of these methods are:
  - (a) increased insulation;
  - (b) high efficiency-type mechanical appliances;
  - (c) cross ventilation;
  - (d) window orientation:
  - (e) solar heating and cooling systems; and
  - (f) low pressure sodium lamps for exterior lighting. (ADA\*, 265-266)
- N.(4) The Developer\* will implement, where feasible, the energy conservation measures described in the ADA\*. (ADA\*, p.263)

#### O. AIR

- O.(1) The Developer\* will implement the steps described in the AD \*\* Control fugitive dust emissions from wind erosion of disturbed soil surfaces, movement of construction equipment, and burning of cleared vegetative material. (ADA\*, 226)
- O.(2) The level of service of all roadways in the Transportation Impact Area\* will be maintained at LOS D or better, thereby maintaining air quality. (ADA\*, 228)

#### P. WATER SUPPLY

- P.(1) The Developer\* will consider the use of surface water from detention ponds as a supplement to groundwater resources. (ADA\*, 154)
- P.(2) Non-potable water conservation measures will include xeriscaping and preservation of native vegetative communities. If permitted, the Developer\* would also consider the use of treated effluent from the County's\* regional wastewater treatment facilities. (ADA\*, 157)

#### Q. WATER QUALITY AND DRAINAGE

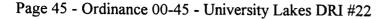
- Q.(1) The primary method of treatment will be wet detention with effluent filtration utilizing a double underdrain system. The required level of treatment will be exceeded further by the use of biological filtration utilizing vegetated shallow shelves within the stormwater detention ponds. The on-site 160 acre lake will also be incorporated into the stormwater management system providing an opportunity to utilize extended residence time as an additional mitigative measure. (ADA\*, 128)
- Q.(2) Existing on-site wetlands will form an integral part of the stormwater management system, providing a mechanism for hydroperiod maintenance, storage, and improved surface water quality. (ADA\*, 168)
- Q.(3) All major drainageways and lake outfalls will be designed based upon a 25-year/24-hour storm event as provided in the ADA\*. All interior and minor drainage systems are to be designed to a 10 year critical duration storm event. While runoff volume will increase with total development, the post-development 25-year/24-hour peak discharge rate will be maintained at or below to pre-development 25-year/24-hour peak discharge rate throughout the construction phases. (ADA\*, 171)
- Q.(4) The stormwater treatment system will meet FDEP Stormwater System Design Standards for discharge into Outstanding Florida Waters, as provided by Chapter 403, Florida Statutes, and Chapters 17-302, 17-4, and 17-25, F.A.C. (ADA\*, 172)
- Q.(5) Wetland hydroperiods will be maintained through the introduction of pre-treated stormwater ponds upstream of those wetlands. (ADA\*, 176)

#### SECTION 7. LEGAL DESCRIPTION

Development of University Lakes shall be restricted to the 2,421.7 acres owned by the Developer\* and described by the legal description included as Attachment #6 attached to, and made a part of, this Development Order.

## SECTION 8. DEADLINE FOR COMMENCEMENT OF CONSTRUCTION

Physical development of the Project\* shall commence within three years of the effective date of this Ordinance unless the time period for commencement is extended by the Board of County Commissioners (Development has commenced). If more than three years shall elapse between approval of this order and commencement of actual development, or if construction of a phase is not begun or completed by the time frame contained in Section 4. above, or if any five year period shall expire without significant development activity on the site, the Board of County Commissioners may conduct a public hearing in accordance with the Land Development Code and may, at its option, rescind any and all approvals granted herein, including the Certificate of Level of Service. Any delay in construction commencement shall not be deemed to extend any time frame for completion of construction, commencement of subsequent phases, or the termination date of this Development Order. For the purpose of this provision, "significant development" shall be the actual construction of site improvements or buildings as part of an ongoing effort to prepare improved land or buildings for sale, lease, or use.



#### SECTION 9. RESTRICTIONS ON DOWN-ZONING

Prior to October 13, 2019, the County\* may not down-zone or reduce the intensity or unit density permitted by this Order, unless the County\* can demonstrate that:

- (a) substantial changes in the conditions underlying the approval of the Order have occurred; or
- (b) the Order was based upon substantially inaccurate information provided by the Developer\*; or
- the change is clearly established by the County\* to be essential for the public health, safety, or welfare.

Any down-zoning or reduction of intensity or unit density shall be affected only through the usual and customary procedures required by statute or ordinance for changes in local land development regulations.

For the purposes of this Order, the term "down-zone" shall refer only to changes in zoning, land use, or development regulations that decrease the development rights approved by this Order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer\* by this Order.

The inclusion of this Section is not to be construed as evidencing any present or foreseeable intent on the part of the County\* to down-zone or alter the density or intensity of the Project\*, but is included herein to comply with Section 380.06(15)(c)3, Florida Statutes.

#### SECTION 10. BINDING ORDER UPON DEVELOPER\*

This Development Order shall be binding upon the Developer\*.

#### **SECTION 11. RENDITION**

The Planning Department is hereby directed to send certified copies of this Order within thirty (30) days of the date of signature by the Chairman of the Board of County Commissioners to the Developer\*, the Florida Department of Community Affairs, and TBRPC.

#### SECTION 12. NOTICE OF RECORDING

The Developer\* shall record a notice of adoption of this Order as required pursuant to Chapter 380, Florida Statutes, and shall furnish the Planning Department a copy of the recorded notice.

#### **SECTION 13. SEVERABILITY**

It is the intent of this Development Order to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Development Order is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then such provision or portion shall be deemed null and void, but all remaining provisions and portions of this Development Order shall remain in full force and effect.

#### SECTION 14. EFFECTIVE DATE

This Ordinance,00-45, shall take effect upon being signed by the Chairman of the Board of County Commissioners, the receipt of an official acknowledgment from the Department of State and the expiration of any appropriate appeal period, which date shall be the effective date of this Ordinance or the effective date of this Development Order as the terms may be used herein.

## SECTION 15. AMENDMENT OF DEVELOPMENT ORDER FOR DRI NO. 22.

The previous Development Order for University Lakes which was adopted on June 1, 1992 and all subsequent amendments are hereby replaced in their entirety.

ADOPTED AND APPROVED with a quorum present and voting the 22nd day of February, 2000.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

BY: \_\_\_\_

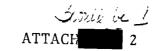
Chairman

ATTEST: R. B. SHORE

Clerk of the Circuit Court

#### **ATTACHMENTS**

- 1. Affordable Housing Analysis (as contained in NOPC application dated 12/22/98 and sufficiency responses dated September 14, 1999)
- 2. 380 Review Agreement
- 3. Revised Map H (as attached herein)
- 4. Revised Map J (as attached herein)
- 5. Traffic Impact Table (attachment 6 of Ord 93-25)
- 6. Legal Description (as attached herein)
- \* ATTACHMENTS #2, AND #5 ARE NOT ATTACHED BUT ARE ON FILE AT THE CLERK'S OFFICE AS ATTACHMENTS TO THE PREVIOUSLY APPROVED ORDINANCE-93-25



## UNIVERSITY LAKES DRI PHASE II NOPC AFFORDABLE HOUSING ANALYSIS

The Affordable Housing Analysis which follows was prepared utilizing the East Central Florida Regional Planning Council (ECFRPC) "Housing Demand, Supply and Need Methodology for Assessing the Affordable Housing Impact of Developments of Regional Impact", April 1996. This methodology was prepared by the ECFRPC for the Department of Community Affairs.

The affordable housing demand estimated to be generated by Phase II of the University Lakes DRI and the supply of affordable housing available to meet that demand is covered in this analysis.

#### **Demand Calculations**

The ECFRPC Methodology specifies the following seven steps to be completed in calculating demand for affordable housing units:

1. Determine the median household income and the income thresholds for very low, low and moderate income households for the appropriate county or Metropolitan Statistical Area (MSA).

The median household income and income thresholds for the Sarasota/Bradenton MSA are presented in Table 1.

Table 1
Median Income and Income Thresholds
For Moderate, Low and Very Low Income Households
For Sarasota/Bradenton MSA, Florida, 1998

Median Income	\$43,300
Very Low (<50%)	< \$21,650
Low (50 - 80%)	\$21,650 - \$34,640
Moderate (80 - 120%)	\$34,641 - \$51,960

Source: U.S. Department of Housing and Urban Development, Jacksonville, FL, 1998.

2. Determine how many permanent, non-construction jobs will be created as a result of the development (including part-time employees).

The estimate of permanent, non-construction jobs created as a result of University Lakes DRI Phase II is presented in Table 2.

## Table 2 University Lakes DRI - Phase II Projected Permanent, Non-Construction Employment By Land Use

Land Use (SIC Codes)	Retail <sup>(1)</sup> (52-59)	Office <sup>(2)</sup> (60-67,73)	Industrial <sup>(3)</sup> (20-39)	Hospital <sup>(4)</sup> (80)	TOTALS
Phase II Development"	1,066,028	208,608	312,912	180,000 150 Beds	1,767,548 150 Beds
Phase II Employment	2,665	834	313	546	4,358

#### Notes:

- # All Development Measurements are in Square Feet unless otherwise noted.
- (1) Retail Employment Generation Factor = 1 employee / 400 sq. ft.
- (2) Office Employment Generation Factor = 1 employee / 400 sq. ft.
- (3) Industrial Employment Generation Factor = 1 employee / 1,000 sq. ft.
- (4) Hospital Employment Generation Factor = 1 employee / 330 sq. ft.

Source: University Lakes DRI Development Order Ordinance 97-81, Table 2, December, 16, 1997; Employment calculations by Wilson, Miller, Barton & Peek, Inc., September, 1998.

3. Determine how many of these jobs will have salaries within the very low, low or moderate income ranges. Use the average salaries from the Florida Department of Labor and Employment Security given by SIC code, or other reliable source.

Tables 3 through 6 separate potential employees by income level and phase. The average annual salary utilized is based on the Quarterly Edited ES-202 Report for the Sarasota/Bradenton MSA, second quarter 1997 available from the Florida Department of Labor & Employment Security. These spreadsheets indicate the credibility of the estimated distribution by comparing the spreadsheet's total wages and the total wages of the employees at their average annual salary. While there is no mandate or expectation that the total wages of the estimated distribution and the wages based on average annual salary be identical, the ECFRPC recommends that they be within 10%-20%.

Phase II Estimated Retail Employment by Income Group Demand Calculation Model University Lakes DRI Table 3

RETAIL BY SIC CODE (52-59): \$15,864\*\* MEDIAN INCOME 1998: \$43,300\* MODEL: Manatee County 1998 PHASE II

	Wage I	Ranges	_							
(				Number of		Heads of	Single		Multi	
Income Group		High	Midpoint	Midpoint Employees	Total Wages	Household	Worker HHe	Income	Works UIL	1
Very Low	\$8,500	666'6\$	\$9,250	25	\$231 238	6	1	40 250	WOLKET ITELS	Income
	\$10,000	\$12.499	\$11.250	75		` 6	) ;	057,44	9	\$14,892
	\$12,500	\$14 999	613 750	000	è	87	<u>o</u>	\$11,250	18	\$18,112
	415,000		007,014	700		74	27	\$13,750	47	\$22,137
	417,000		\$16,250	0 8	\$12,999,600	294	107	\$16,250	187	\$26,162
	000,714		\$18,750	999	\$12,468,418	245	68	\$18,750	156	\$30.187
	000,025	\$21,649	\$20,825	255	\$5,310,248	94	34	\$20,825	9	£33 527
Low	\$21,650	\$22,499	\$22,075	150	\$3,311,175	92	33	\$22.075	2	\$35,540
	\$22,500	\$24,999	\$23,750	125	\$2,968,688	77	28	\$23,750	40	430 227
	\$25,000	\$27,499	\$26,250	100	\$2,624,950	61	22	\$26,250	200	100,637
	\$27,500	\$29,999	\$28,750	75	\$2,156,213	46	7.	620,430	90	242,262
	\$30,000	\$32.499	\$31,250	Ċ.	£1 542 47E	2 ;	<del>-</del>	05/07	67	246,287
	\$32,500	614 640	£11 £7£	9 9	61,200,14	10	=	\$31,250	20	\$50,312
Moderne	22,200	710,104	\$23,575	9	\$1,342,980	25	6	\$33,575	16	\$54,055
Moderate	324,650	\$57,499	\$36,075	30	\$1,082,235	21	∞	\$36.075	12	\$58 D80
	337,500	\$39,999	\$38,750	25	\$968,738	18	7	\$38,750	=	\$62.387
	\$40,000	\$42,499	\$41,250	20	\$824,990	14	5	\$41.250	. 0	\$66.412
	<b>\$</b> 42,500	\$44,999	\$43,750	15	\$656,243	11	4	\$43.750		470,412
	\$45,000	\$47,499	\$46,250	01	\$462,495	7		\$44.750	•	3/0,43/
	\$47,500	\$49,999	\$48,750	5	\$243,748	. 4	· -	410,230	* (	3/4,462
	\$50,000	\$52.499	\$51,250	C	3	- 0	- (	510,730	·	\$/8,48/
(A) Total employees and w	a pue saan	tages of th	o model.	2///	20000	5	0	\$51,250	0	\$82,512
T (u)	Trees arres	vages of tims inode:	s model:	7,005	\$52,808,043					
(b) I otal wages of 2,665 em	ot 2,665 e1	mployees at \$15,864	t \$15,864	2.665	\$42 277 560					

Notes: Distribution by Wilson, Miller, Barton & Peek, Inc., September, 1998.

Spreadsheet provided by East Central Florida Regional Planning Council, July, 1998.

\* Median Income provided by U.S. Dept. of Housing & Urban Development, Jacksonville, FL, 1998. \*\* Average Wage by SIC Code provided by Florida Dept. of Labor & Employment Security ES-202 Report, 2nd Quarter, 1997.

Phase II Estimated Office Employment by Income Group Demand Calculation Model University Lakes DRI

OFFICE BY SIC CODE (60-67, 73): \$25,000\*\* MEDIAN INCOME 1998: \$43,300\* MODEL: Manatee County 1998 PHASE II

	Wage F	Ranges								
		20		Number of		Heads of	Single		Mulri.	
Income Group	Low	High	Midpoint	Midpoint Employees	Total Wages	Honsehold	Worker HHs	Income	Worker HHs	Income
Very Low	\$8,500	666'6\$	\$9,250	0	0\$	0	0	\$9,250	0	\$14.892
	\$10,000		\$11,250	0	\$0	0	0	\$11,250	0	\$18,112
	\$12,500	\$14,999	\$13,750	0	\$	0	0	\$13,750	0	\$22,137
	\$15,000		\$16,250	0	\$0	0	0	\$16,250	0	\$26,162
	\$17,500		\$18,750	0	\$0	0	0	\$18,750	0	\$30,187
	\$20,000	\$21,649	\$20,825	10	\$208,245	4	-	\$20,825	6	\$33,527
Low	\$21,650	\$22,499	\$22,075	20	\$441,490	12	4	\$22,075	8	\$35,540
	\$22,500	\$24,999	\$23,750	75	\$1,781,213	46	17	\$23,750	29	\$38,237
	\$25,000	\$27,499	\$26,250	250	\$6,562,375	153	92	\$26,250	46	\$42,262
	\$27,500	\$29,999	\$28,750	125	\$3,593,688	77	28	\$28,750	49	\$46.287
	\$30,000	\$32,499	\$31,250	100	\$3,124,950	61	22	\$31,250	39	\$50,312
	\$32,500	\$34,649	\$33,575	75	\$2,518,088	46	17	\$33,575	29	\$54,055
Moderate	\$34,650	\$37,499	\$36,075	09	\$2,164,470	42	15	\$36,075	27	\$58.080
	\$37,500	\$39,999	\$38,750	40	\$1,549,980	28	01	\$38,750	18	\$62,387
	\$40,000	\$42,499	\$41,250	3	\$1,237,485	21	<b>∞</b>	\$41,250	13	\$66.412
	\$42,500	\$44,999	\$43,750	20	\$874,990	14	5	\$43,750	6	\$70.437
	\$45,000	\$47,499	\$46,250	15	\$693,743	11	4	\$46,250	7	\$74.462
	\$47,500	\$49,999	\$48,750	2	\$487,495	7	3	\$48,750	4	\$78.487
	\$50,000	\$52,499	\$51,250	4	\$204,998	3	-	\$51,250	2	\$82,512
(A) Total employees and w			is model:	834	\$25,443,208					
(B) Total wages of 834 emp		Hoyees at \$25,000	\$25,000	834	\$20,850,000					

Notes: Distribution by Wilson, Miller, Barton & Peek, Inc., August, 1998.

Spreadsheet provided by East Central Florida Regional Planning Council, July, 1998.

\* Median Income provided by U.S. Dept. of Housing & Urban Development, Jacksonville, FL, 1998. \*\* Average Wage by SIC Code provided by Florida Dept. of Labor & Employment Security ES-202 Report, 2nd Quarter, 1997.

Phase II Estimated Industrial Employment by Income Group Demand Calculation Model University Lakes DRI Table 5

INDUSTRIAL BY SIC CODE (20-39): \$30,068\*\* \$43,300\* MODEL: Manatee Count - 1998 MEDIAN INCOME 199 PHASE II

	Wage	: Juges								
(		·		Number of		Heads of	Single		Multi-	
Income Group		High	Midpoint	Midpoint Employees	Total Wages	Household	Worker HHs	Income	Worker HHe	Income
Very Low	\$8,500	666'6\$	\$9,250	0	\$0	O	C	\$9.250	0	417 902
	\$10,000	\$12,499	\$11,250	ō	Ç	· c	) C	611 250	> 0	314,892
	\$12,500	\$14,999	\$13,750	C	Ş	· C	> 0	007,116	<b>D</b>	\$18,112
	\$15,000		\$16,250	C	Ç		0 0	05/216	0 (	\$22,137
	\$17,500		\$18,750	C	Ç, Ç	0 0	0 0	010,250	0 (	\$26,162
	\$20,000	\$21,649	\$20,825	0	2	o c	0 0	\$18,750	0 0	\$30,187
Low	\$21,650	\$22 499	\$20,000		3			\$20,025	2	\$33,527
	\$22,500	\$24,000	622,072	5 1	0.5	5	0	\$22,075	0	\$35,540
	\$24,300	\$24,737	05/57	9	\$118,748	3	-	\$23,750	2	\$38,237
	325,000	\$27,499	\$26,250	15	\$393,743	6	3	\$26,250	9	\$42,262
	\$27,500	\$29,999	\$28,750	30	\$862,485	18	7	\$28.750	, =	\$46.287
	\$30,000	\$32,499	\$31,250	94	\$2,937,453	58	21	\$31.250	17	650 212
	\$32,500	\$34,649	\$33.575	50	\$1 678 775	7 77	: =	433 636	7 6	210,000
Moderate	634 650	617 400	\$37, OZE	3 5	2,0,0,1	7		\$7,000	707	\$54,055
1	474,000	470,477	570,956	5	\$1,442,980	28	9	\$36,075	18	\$58,080
	000,704	466,664	\$38,750	30	\$1,162,485	21	∞	\$38,750	13	\$62.387
	240,000	\$42,499	\$41,250	20	\$824,990	14	5	\$41,250	6	\$66.412
	\$42,500	\$44,999	\$43,750	15	\$656,243		4	\$43.750		670 437
	\$45,000	\$47,499	\$46,250	10	\$462,495	7		644.250	•	70,40
	\$47,500	\$49,999	\$48.750	4	\$194 998		, +-	00201	+ (	704,476
	\$50.000	\$57,400	¢51 250		044	) (	<b>-</b>	348,730	7	2/8,487
(A) To:-1	20,000	226,477	05,150	5	2	0	0	\$51,250	0	\$82,512
A) I otal employees and Wa	yees and w	ges of this model	s model:	313	\$10,735,344					
(B) Total wages of 313 emp	of 313 em	oyees at \$30,068	30,068	313	\$9,411,284					

Notes: Distribution by Wilson, Miller, Barton & Peek, Inc., August, 1998.

Spreadsheet provided by East Central Florida Regional Planning Council, July, 1998.

\* Median Income provided by U.S. Dept. of Housing & Urban Development, Jacksonville, FL, 1998. \*\* Average Wage by SIC Code provided by Florida Dept. of Labor & Employment Security ES-202 Report, 2nd Quarter, 1997.

Table 6
University Lakes DRI
Demand Calculation Model
Phase II Estimated Hospital Employment by Income Group

MODEL: Manatee County 1998 MEDIAN INCOME 1998: \$43,300\* HOSPITAL BY SIC CODE (80): \$27,720\*\* PHASE II

	Wage Ran	Ranges								
				Number of		Heads of	Single		Multi-	
Income Group		High	Midpoint	Employees	Total Wages	Household	Worker HHs	Income	Worker HHe	Income
Very Low	\$8,500	\$9,999	\$9,250	O	\$0	С	c	\$9.750	200	111COIIIE
	\$10,000	\$12,499	\$11,250	C	Ç			27,230	0 0	314,872
	\$12,500	\$14,999	\$13,750	· c	Ş	0 (	0 0	007,116	<b>O</b>	\$18,112
	\$15,000	\$17,400	617,30	5 0	2	<b>)</b>	<b>-</b>	\$13,750	0	\$22,137
	911,000	410,000	316,230	5	0\$	0	0	\$16,250	0	\$26,162
	000,714	\$19,999	\$18,750	ō	\$0	0	0	\$18.750	C	\$30,187
	\$20,000	\$21,649	\$20,825	5	\$104,123	2	-	\$20,825		\$13 527
Low	\$21,650	\$22,499	\$22,075	10	\$220,745	9	2	\$22.075	4	\$15,540
	\$22,500	\$24,999	\$23,750	25	\$593,738	15	ı ıcı	\$23,750	- 5	410,017
	\$25,000	\$27,499	\$26,250	40	\$1,049,980	25	6	\$26.250	71	470,677
	\$27,500	\$29,999	\$28,750	164	\$4,714,918	101	17	\$28.750	01	207,214
	\$30,000	\$32,499	\$31,250	70	\$2,187,465	43	16	621 750	7 6	40,207
	\$32.500	\$34 649	\$11 575		\$2,014,470	1 0	01	007,104	/7	310,000
Moderate	£34 / E0	27,000	2,77,7	8	32,014,470	2	13	\$33,575	24	\$54,055
ואוסתכושוכ	974,600	\$47,700	\$36,075	20	\$1,803,725	35	13	\$36,075	22	\$58,080
	005,754	\$59,999	\$38,750	40	\$1,549,980	28	01	\$38,750	18	\$62,387
	\$40,000	\$42,499	\$41,250	30	\$1,237,485	21	8	\$41,250	13	\$66,412
	\$42,500	\$44,999	\$43,750	20	\$874,990	14	5	\$43,750	6	\$70,437
	\$45,000	\$47,499	\$46,250	15	\$693,743	11	4	\$46,250		\$74.462
	\$47,500	\$49,999	\$48,750	01	\$487,495	7	3	\$48,750	. 4	\$78 497
	\$50,000	\$52,499	\$51,250	7	\$358,747	5		\$51.250	- ~	¢07 £13
(A) Total employees and wage	yees and w	rages of thi	es of this model:	546	\$17.891.602			22.22		206,216
(B) Total wages of 546 employ	of 546 emp	oloyees at \$27,720	27,720	546	\$15,135,120					

Notes: Distribution by Wilson, Miller, Barton & Peek, Inc., August, 1998.

Spreadsheet provided by East Central Florida Regional Planning Council, July, 1998.

\* Median Income provided by U.S. Dept. of Housing & Urban Development, Jacksonville, FL, 1998.

\*\* Average Wage by SIC Code provided by Florida Dept. of Labor & Employment Security ES-202 Report, 2nd Quarter, 1997.

4. Determine the percentage of wage earners in each income category who are the head of a household for the appropriate county.

Tables 3 through 6 provide the number of employees who are heads of households.

5. Using the percentages of single-worker and multi-worker households from Table 1, separate the households (estimated in step 4) into single and multi-worker households.

Employee heads of households are separated into single-worker and multi-worker households in 3 through 6.

6. The income of the single-worker households is the same as the income per SIC code (or the income estimated by distributing the employees around the average wage) determined in step 3. Using the percentages of Additional Income for Multi-worker Households in Table 1, factor in the additional income to the SIC code income to determine the income of multi-worker households.

Tables 3 through 6 show the adjustment to income for multi-worker households by income range.

7. Estimate housing affordability for each of the households in step 6. Affordability shall be determined as defined in Appendix A of the methodology.

Table 7 presents calculations of affordability thresholds for very low, low and moderate income households. Table 8 calculates the affordable rent and home price for each of the households identified in 3 through 6.

- at 8.5707 No.24

# Table 7 University Lakes DRI Affordability Thresholds for Very Low, Low and Moderate Income Households

## OWNER-OCCUPIED HOUSING

<u>VERY LOW INCOME</u>: < \$21,650

x 0.3

 $$6,495 \div 12 = $541/Month$ 

\$541

- 10% Taxes and Insurance

\$487 at 6.5%/30-year fixed\* =

\$77,068

÷ 0.95 (5% Down payment)

\$81,125

VERY LOW AFFORDABILITY LIMIT - < \$81,125

LOW INCOME: \$21,650 - \$34,640

x 0.3

 $10,392 \div 12 = 866/Month$ 

\$866

- 10% Taxes and Insurance

\$779 at 6.5%/30-year fixed\* =

\$123,310

<u>÷ 0.95</u> (5% Down payment)

\$129,799

LOW INCOME AFFORDABILITY LIMITS - \$81,125 - \$129,799

**MODERATE INCOME**: \$34,641 - \$51,960

<u>x 0.3</u>

 $15,588 \div 12 = 1,299/month$ 

\$1,299

- 10% Taxes and Insurance

\$1,169 = (500/20) ar fixed\* =

\$184,964

÷ 0.95 (5% Down payment)

\$194,699

MODERATE INCOME AFFORDABILITY LIMITS - \$129,800 - \$194,699

Note: \*Interest rate verified by National Financial News Services, Inc., September 17, 1998.

### Table 7 continued..

## RENTER-OCCUPIED HOUSING

<u>VERY LOW INCOME</u>: \$21,650 x 0.3 = \$6,495 ÷ 12 = < \$541/Month

Number of Bedrooms	Utility Allowance	Maxii	num Rent
		Utilities Included	Utilities Not Included
Efficiency	\$37	< \$541	< \$504
1 Bedroom	<b>\$</b> 51	< \$541	< \$490
2 Bedrooms	<b>\$</b> 66	< \$541	< <b>\$</b> 475
3 Bedrooms	\$80	< \$541	< <b>\$</b> 461
4 Bedrooms	\$102	< \$541	< \$439

<u>LOW INCOME</u>: \$34,640 x 0.3 = \$10,392 ÷ 12 = \$866/Month

Number of Bedrooms	Utility Allowance	Maxii	mum Rent
		Utilities Included	Utilities Not Included
Efficiency	\$37	< \$866	< \$829
1 Bedroom	\$51	< \$866	< \$815
2 Bedrooms	<b>\$</b> 66	< \$866	< \$800
3 Bedrooms	\$80	< \$866	< \$786
4 Bedrooms	\$102	< \$866	< <b>\$</b> 764

MODERATE INCOME: \$51,960 x 0.3 = \$15,588 ÷ 12 = \$1,299/Month

Number of Bedrooms	Utility Allowance	Maxii	num Rent
		Utilities Included	Utilities Not Included
Efficiency	\$37	< \$1,299	< \$1,262
1 Bedroom	\$51	< \$1,299	< \$1,248
2 Bedrooms	\$66	< \$1,299	< \$1,233
3 Bedrooms	\$80	< \$1,299	< \$1,219
4 Bedrooms	\$102	< \$1,299	< \$1,197

Source: Wilson, Miller, Barton & Peek, Inc., September, 1998

Table 8 University Lakes DRI Phase II Projected Affordable Housing Demand

Income Group	Number of Households*	Income	Rent	Monthly Payment	Payment Less Taxes and Insurance	6.5% Mortgage	Hom Price
	3	\$9,250	\$181	\$231	\$208	\$31,680	\$33,3
<b>77 7</b> •	10	\$11,250	\$231	\$281	\$253	\$38,530	
Very Low Income	27	\$13,750	\$294	\$344	\$309	\$47,092	\$40,5
Less Than \$21,650	6	\$14,892	\$322	\$372	\$335	\$51,004	\$49,5
296	107	\$16,250	\$356	\$406	\$366	\$55,655	\$53,6
Total Households	18	\$18,112	\$403	\$453	\$408	\$62,033	\$58,5
	89	\$18,750	\$419	\$469	\$422	\$64,218	\$65,2
	36	\$20,825	\$471	\$521	\$469	\$71,325	\$67,5
	39	\$22,075	\$502	\$552	\$497		\$75,0
	47	\$22,137	\$503	\$553	\$498	\$75,606	\$79,5
_	51	\$23,750	\$544	\$594	\$534	\$75,819	\$79,8
Low Income	187	\$26,162	\$604	\$654	\$589	\$81,343	\$85,6
\$21,650 - \$34,640	90	\$26,250	\$606	\$656	\$591	\$89,605	\$94,3
843	89	\$28,750	\$669	\$719	\$647	\$89,905	\$94.6
Total Households	156	\$30,187	\$705	\$755	\$679	\$98,468	\$103,6
	<i>7</i> 0	\$31,250	\$731	\$781	\$703	\$103,390	\$108,8
	64	\$33,527	\$788	\$838	\$754	\$107,030	\$112,6
	50	\$33,575	\$789	\$839	\$755	\$114,832	\$120,8
	71	\$35,540	\$838	\$888		\$114,994	\$121,04
	46	\$36,075	\$852	\$902	\$800	\$121,725	\$128,13
	90	\$38,237	\$906	\$956	\$812	\$123,556	\$130,05
	35	\$38,750	\$919	\$969	\$860	\$130,962	\$137,85
Moderate Income	26	\$41,250	\$981	\$1,031	\$872	\$132,718	\$139,70
\$34,641 - \$51,960	158	\$42,262	\$1,007	\$1,057	\$928	\$141,281	\$148,71
745	18	\$43,750	\$1,044	\$1,037	\$951	\$144,748	\$152,36
Total Households	14	\$46,250	\$1,106		\$984	\$149,843	\$157,73
	153	\$46,287	\$1,100	\$1,156	\$1,041	\$158,406	\$166,74
ľ	8	\$48,750	\$1,169	\$1,157		\$158,533	\$166,87
F	123	\$50,312	\$1,208	\$1,219		\$166,968	\$175,75
	3	\$51,250	\$1,231	\$1,258		\$172,319	\$181.30
			¥1,431	\$1,281	\$1,153   ated by Phase II o	\$175,531	\$184,76

## Housing Supply Assessment

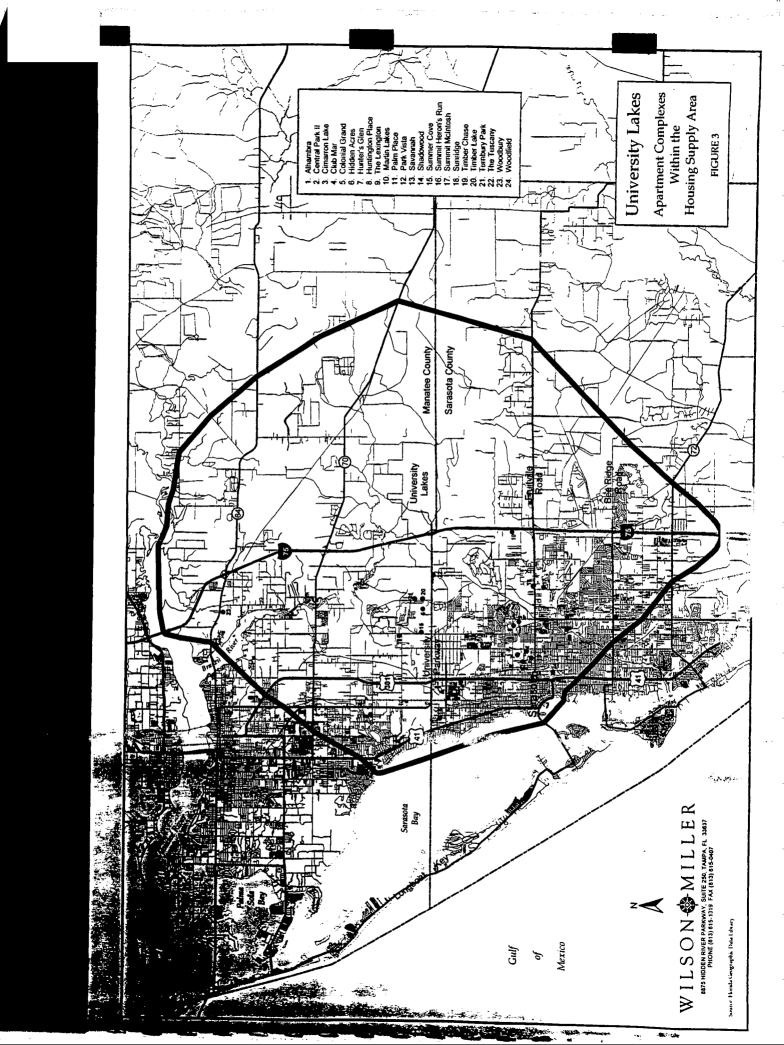
The ECFRPC Methodology requires that a "housing supply area" be determined using a tenmile/twenty-minute (whichever is less) boundary. Figure 1, shows the University Lakes DRI Housing Supply Area.

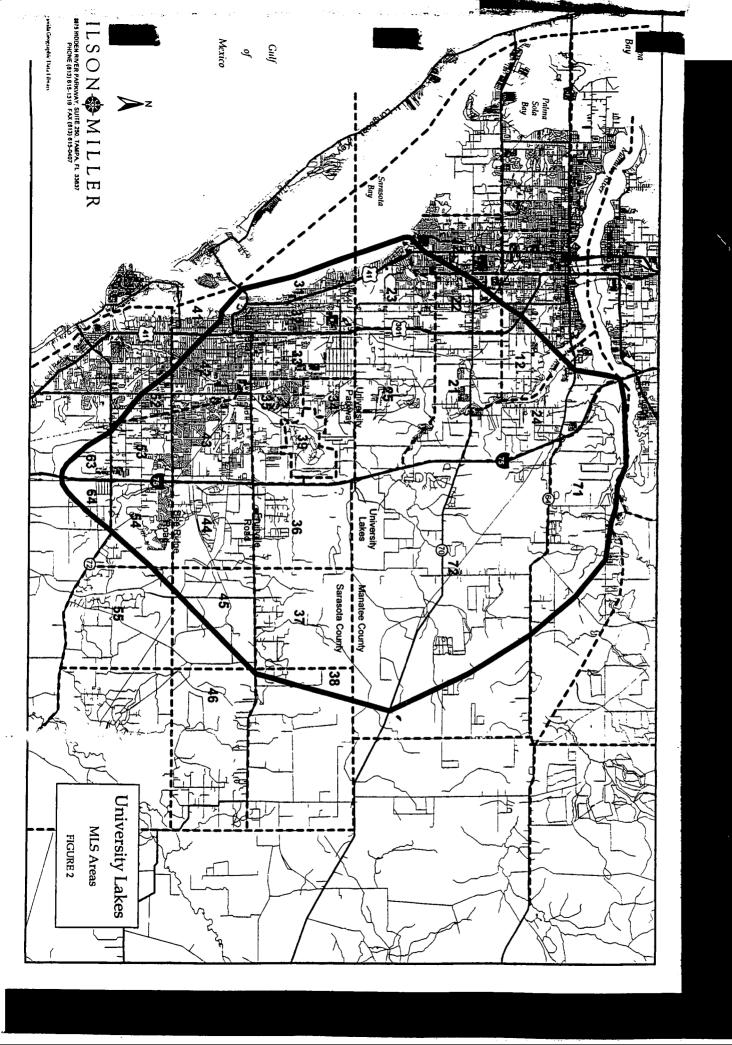
Owner-occupied housing was inventoried using the Multiple Listing Service (MLS). Only MLS areas within the housing supply area were utilized (see Figure 2 for a map showing the MLS areas); homes for sale at the prices shown on Table 7 were identified. Table 9 presents the data on owner-occupied housing available through Multiple Listing. The MLS printout is attached as Appendix A.

Table 9
University Lakes DRI
Homes For Sale Within the Housing Supply Area

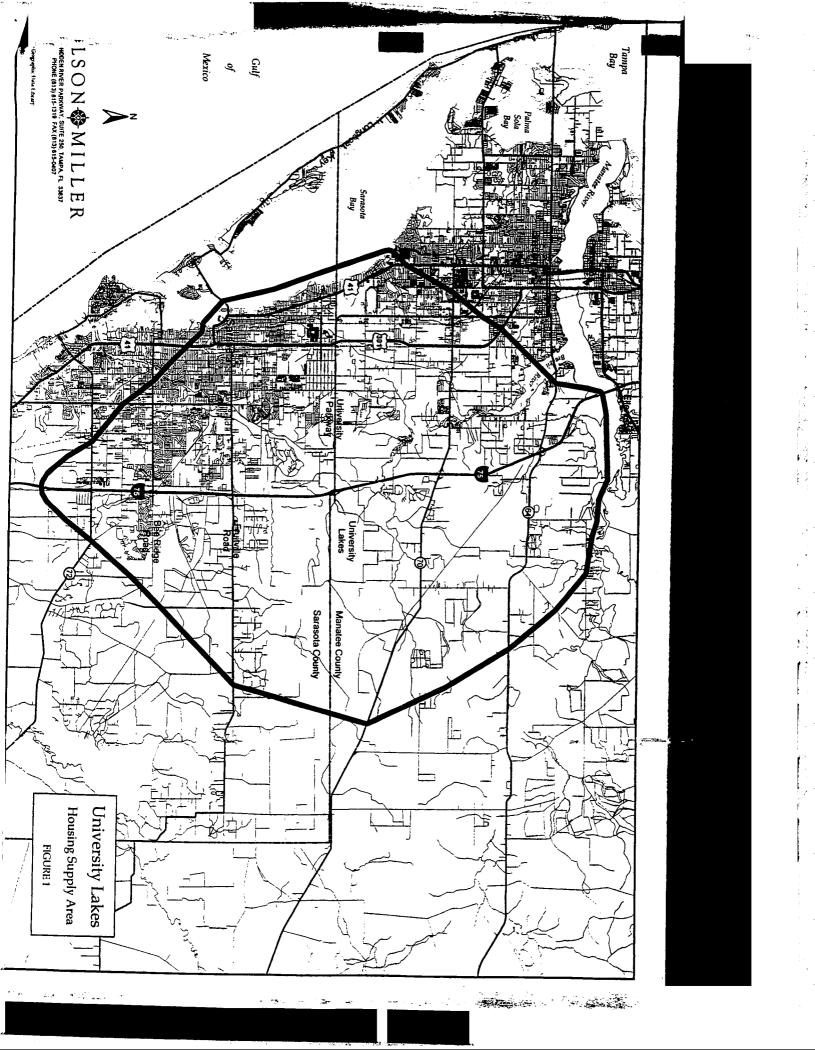
			NUM	BER OF	BEDRO	OOMS		
AFFORDABILITY THRESHOLD	SALES PRICE	EFF.	1 BR.	2 BR.	3 BR.	4 BR.	5 BR.	TOTALS
Very Low	< \$81,125	0	33	132	51	7	0	223
Low	\$81,125 - \$129,799	0	0	69	199	18	1	287
Moderate	\$129,800 - \$194,699	0	0	53	248	39	5	345
Source: Multiple Listin	TOTALS	0	33	254	498	64	6	855

Source: Multiple Listing Service, September 22, 1998.





The state of the s



Renter-occupied housing was identified utilizing surveys of apartment complexes within the Housing Supply Area (see Figure 3 for a map showing the apartment complex locations) and real estate brokers. Table 10 presents the results of the apartment complex survey. This survey identifies only a partial list of those apartment complexes that are available within the Supply area. The detailed list of apartment complexes identified in the survey is attached as Appendix B.

The ECFRPC Methodology states that all single family units for sale or rent can be counted as available; for multi-family units, available units may be estimated utilizing a county-wide vacancy rate. However, the first 5% of the vacant units are to be considered transitional and can not be counted toward the existing supply. Based on 1990 U.S. Census data, Manatee County has a rental vacancy rate of 21%. Less 5% for transitional use, 16% of the identified supply of affordable multi-family units can be considered within the existing supply. Table 11 shows the estimate of available multi-family rental units after the vacancy rate is applied.

Table 12 presents the total number of available units (for sale and rental) within the Housing Supply Area for University Lakes DRI.

Table 10
University Lakes DRI
Survey of Apartment Complexes
Located Within the Housing Supply Area

Number of Bedrooms	Number of Units
Efficiencies	31
1 Bedroom	2,347
2 Bedrooms	2,006
3 Bedrooms	364
4 Bedrooms	12
Total Units	4,760
Affordability Threshold	Number of Units
Very Low	434
Low	3,126
Moderate	1,200
Total Units	4,760

Source: Phone Survey conducted by Wilson, Miller, Barton & Peek, Inc., September, 1998.

## Table 11 University Lakes DRI Estimate of Available Multi-Family Rental Supply in the Housing Supply Area

TYPE OF MULTI-FAMILY	TO	TOTAL UNITS						
RENTAL UNIT	VERY LOW	LOW	MODERATE					
Multi-Family Rental Units (1)	434	3,126	1,200					
Available Multi-Family Rental Supply (2)	69	500	192					

Notes: (1) From Table 10.

(2) 1990 Census indicates Manatee County's rental vacancy rate is 21%. ECFRPC Methodology reserves the first 5% as transitional; therefore 16% can be counted toward the existing supply. Source: Wilson, Miller, Barton & Peek, Inc., September, 1998.

Table 12
University Lakes DRI
Summary of Affordable Housing Supply
(Available Units by Income Group)

HOUSING TYPE	VERY LOW	LOW	MODERATE
Single Family for Sale (1)	223	287	345
Multi-Family for Rent (2)	69	500	192
TOTALS	292	787	537

Notes: (1) From Table 9.

(2) From Table 11.

Source: Wilson, Miller, Barton & Peek, Inc., September, 1998.

#### MAXIMUM CAPS FOR HOUSING TYPES

The ECFRPC Methodology specifies that in Manatee County, the Housing supply identified cannot contain more than 70.8% of efficiencies and one-bedrooms (26.8% efficiencies, 44.0% one-bedrooms). The available inventory identified meets this criteria. The breakdown by unit size is shown in Table 13.

Table 13 University Lakes DRI Housing Supply by Size

# OF BEDROOMS	# OF UNITS	% TOTAL
Efficiencies	31	0.6%
1 Bedroom	2,380	42.4%
2 Bedrooms	2,260	40.2%
3 Bedrooms	862	15.4%
4 Bedrooms	76	1.4%
5 Bedrooms	6	0.0%
TOTALS	5,615	100%

Source: Tables 9 and 10; Wilson, Miller, Barton & Peek, Inc., September, 1998.

#### COMPARISON OF SUPPLY AND DEMAND

Table 14 compares the existing supply of affordable units with the number of very low, low and moderate income households projected to be generated by the total non-residential development in the University Lakes DRI.

Table 14
University Lakes DRI - Phase II
Comparison of Affordable Housing Supply
and Cumulative Demand

	VERY LOW	LOW	MODERATE	TOTALS
Existing Off-Site Supply (1)	292	787	537	1,616
Existing On-Site Supply (2)	2	387	554	- 943
Total Supply	294	1,174	1,091	2,559
Phase II Demand (3)	296	843	745	1,884
DIFFERENCE	-2	+331	+346	+675

Notes: (1) From Table 12.

(2) Housing units constructed in University Lakes and Cypress Banks (a DRI adjacent to University Lakes, both owned by SMR, the applicant) as of September 30, 1998, multiplied by 1.5 pursuant to FAC 9J-2.048(8)(c)1.

(3) From Table 8.

Source: Wilson, Miller, Barton & Peek, Inc., December, 1998.

#### **CONCLUSION**

The existing supply of affordable housing which is available within the Housing Supply Area will accommodate 85.8% of the Phase II demand. As shown in Table 14, as of September 30, 1998, an additional 628 affordable housing units have been constructed in University Lakes and Cypress Banks, a DRI which is also being developed by SMR and is adjacent to University Lakes. In order to encourage the construction of on-site housing, FAC 9J-2.048(8)(c)1 provides that 1.5 units of credit shall be applied toward supply for each unit of affordable housing constructed. Applying this factor a total of 943 units have been added to the existing off-site supply, accommodating the remaining demand for Low and Moderate income housing and all but two of the Very Low income units. A surplus of Low and Moderate income housing units remain available to meet the demand of other phases.

## APPENDIX A MULTIPLE LISTING SERVICE PRINTOUT

	_ *** A ***		
	ML# BROKER ADDRESS RS	DRICE	
-	31453 0415 3005 34TH AVE		
	30550 0110 1ST AVE N	5 2.0 ONO N (	RE FAIR OA 2024 12
ſ	30654 0910 2305 42ND ST N	TO ADOUGH A LO ZARA NO P	OA DAVIS 1500 12 ELWOOD 1944 12
	$=$ 29547 0694 3404 39TH ST $_{ m E}$ $_{ m N}$	J Z.U JDG N	
	30763 0447 920 40TH AVE E N	115500 2 1 0 1DC N	OTHER 1748 12 OTHER 1068 12
-	27167 0013 221 2 AVENUE EA N 27000 RECP 2911 34TH AVE DR N	114000 2 1.0 2AC N	BEAU VU 1635 12
	2200C 2241 2120 EVE DR N	96000 3 2.0 2AG N	STONE C 1191 12
	27588 0013 1001 37TH AVE N	= -500 L L.0 ZDG N	SOUTH B 1194 12
_	_ 29292 0062 201 VERMONT AVE N	L L.U LAG I	OTHER 1312 12
	30995 0110 3506 29TH STREET N		RIVER H 1595 12
_	31947 0013 2804 23RD ST N	84900 2 2 0 27G N	STONE C 913 12 OAK PAR 1225 12
	29602 0329 619 26TH AVE. E N 32370 0013 202 24 ST	82900 0 2.0 ONO N	OAK PAR 1225 12 COLONIA 0 12
	21002 0200 1504	82900 3 2.0 1AG Y	MILLER 1176 12
-	20212 0012 2012	82500* 3 2.0 1AG N	DAVIS M 1100 12
	31E07 0013 3E03	82500* 2 2.0 1AG N	STONE C 998 12
	31549 0603 3124 19TH STREET N	81900* 3 2.0 1AG N	STONE C 1071 12
	29734 0110 2421 VERMONT N	81900 3 2.0 1DC N	PINECRE 1265 12
	31427 0995 2711 36TH AVE TE M	79900 2 1.0 1AG N 79900* 2 2.0 1AG N	RIVER H 1387 12
	32454 0900 1409 2ND AVENUE N	79900* 2 2.0 1AG N 79900 3 2.5 1AG N	STONE C 990 12
	31806 RECP 417 14TH ST N	79900 3 2.0 2AG N	BROBERG 1760 12
	32120 0110 1216 2ND AVENUE N 32258 RECP 3019 45TH ST	79900 2 1.0 2DC N	BROBERG 1409 12 JOHNSON 1400 12
		79000 2 1.0 1AC N	JOHNSON 1400 12 ELWOOD 1220 12
	30264 0110 1020 5	75900 3 1.5 2NO Y	KINGSTO 1848 12
	30240 0330 3000	75500 4 2.0 1AG N	CANNON 1460 12
	30236 0110 1902 6TH AVE N	75500 4 2.0 1AG N	CANNON 1460 12
	30267 0110 1939 6TH AVE N	75500 4 2.0 1AG N 75500 4 2.0 1AG N	CANNON 1460 12
	30246 0110 1914 6TH AVE N		CANNON 1460 12
_	30266 0110 1938 6TH AVE N	75500 4 2.0 1AG N 75500 4 2.0 1AG N	CANNON 1460 12
_	30250 0110 1924 6TH AVE N	75500 4 2.0 1AG N	CANNON 1460 12 CANNON 1460 12
	30221 0110 1000 OTH AVE	75500 4 2.0 1AG N	CANNON 1460 12 CANNON 1460 12
-	30224 0110 1000 5	75500 4 2.0 1AG N	CANNON 1460 12
	30224 0110 1928 5TH AVE N 30464 0541 3511 28TH STREET N	75500 4 2.0 1AG N	ORCHARD 1460 12
	32530 0007 415 24 AVE N	74900 2 1.0 1AG N	STONE C 912 12
J	30618 0062 2808 4TH ST N	74900 3 2.0 2NO N 74900 3 2.0 1AC N	ORANGE 1202 12
	31146 0222 1728 28TH AVE N	74900 3 2.0 1AC N 72500 3 1.0 2AC N	PLEASAN 1593 12
	28790 0110 1528 2ND AVE E N	72000* 2 1.1 1AC N	SUNSHIN 966 12 PERKINS 1131 12
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		69900 3 2.0 1AG N	SUNNYSI 1200 12 HILL PA 1190 12
	31697 0013 1721 OTH AVE	69900 3 2.0 1AG N	SUNNYSI 1200 12
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_	32566 0013 2807 34TH AVE DD 11	69000 3 2.0 1NO N 68000 2 1.0 1AG N	TROPICA 1536 12
H	30000 U360 607 33RD AVE DR N		STONE C 912 12
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_	30040 0415 3108 27TH ST N	64900* 3 1.0 ONO N	CAROLIN 1104 12 LA SELV 1008 12
	31105 0694	64900* 2 1.0 1AC N	
4	31409 0541 1000	64900 2 2.0 ONO N	BAUMERF 800 12 OTHER 1400 12
	32165 0013 2020 45 ST CT	62900 3 2.0 ONO N	NO SUBD 1420 12
	31411 0432 1906 1ST AV N	62900 2 1.0 2NO N	ELWOOD 0 12
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	310 20 TH ST N		SUB SQFT A#
	31669 0516 120 12TH AVENUE N	61900 2 1.5 1AC N 60000 3 1.5 1AC N	MANATEE 768 12
1	23144 0310 603 36 AVE E N	59900* 2 1.0 1NO Y	OTHER 1296 12
•	3204/ 099/ 1824 25TH AVF N	59900 2 1 0 0NO N	ORANGE 1061 12 LAKEWOO 943 12
	32564 0110 2335 34TH AVE N	59900 3 1.0 ONO N	LAKEWOO 943 12 LA SELV 0 12
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	2782	7 0013	6704	4 STONE RIVER N	199500 3 3.0		TARA	1941 2071	21 21
	2794		492	6 PERIDIA BLV N	196900* 3 2.0		PERIDIA	2024	21
	2642				191500* 2 2.0		TARA	1797	21
		9 RECP			189900 3 2.0		PERIDIA	2138	21
3	3168° 3189°		580°		189900 2 2.0		TARA	1800	21
ŀ	1959			5 56TH TERR N 3 PRESIDENTIA N	189900 3 2.0 189900* 3 2.0		RIVER L		21
		6 0013	612	5 55TH AVE CI N		2AG Y 2AG N	PERIDIA		21
7	2987	3 0013		FERNDELL ST N	189900 3 2.0		RIVER L	2255 2745	21 21
	3249		3927	7 57TH DR N	189000 3 2.5			2155	21
	32488		6232		187500 4 2.0		HIDDEN		21
	32253		4223		185000 3 2.0		PERIDIA		21
7	32422	3 0318 2 0995	640	55TH AVE CI N	179900 4 2.0		RIVER L	2133	21
ŀ	32433		2892	STONE RIVER N 48TH WAY EA N	179900 2 2.0		TARA	_ 0	21
		0013	6123		179900 3 2.0 174700 3 2.0		CANDLEW		21
4	31189		4107	PRO AM AVE. N	174700 3 2.0 172500 3 2.0	2AG Y 2AG N	RIVER L		21
		RECP	5512		169997* 3 2.0	2AG N LAK	PERIDIA	1942	21
•		0910	6328	LINCOLN RD N	169900 2 2.0		MARINEL		21 21
ï	31422		6734	QUONSET ROA N	169900 3 2.0	2AG N BAY		2310	21
	26148		6433	STONE RIVER N	169900* 3 2.0			1798	21
	21155	0900	5010		169500 4 2.0	2AG Y	CANDLEW	2384	21
		0013	4232 4917		168900 3 2.0	2AG N LAK	PERIDIA	2035	21
		0013	4110		159900 4 2.0	2AG Y	CANDLEW :		21
		0309	4909		159900 2 2.0 159500 3 2.5	2AG Y	PERIDIA :		21
	32096	0104	4632	34 TH CT E N	159500 3 2.5 157900 4 2.0	3AG N 2AG Y	MANATEE :	0	21
	29251	0031	4415	37TH ST N	149900 3 2.5	2AG N LAK		2266 1516	21 21
	26706	0910	5232	33RD STREET N	149900 2 1.0	ODG N	CENTRAL	720	21
		0013	5029		149900 2 2.0		PERIDIA :	1800	21
	20029 30183	0090 0013	4210	MURFIELD DR N	149900* 2 2.0	2AG N	PERIDIA :		21
		RECP	4750 4124		149000* 2 2.0	2AG Y	PERIDIA :		21
-	30359	0090	4716	DOVER DR N PERIDIA BLV N	147900 4 2.0	2AG Y	FAIRFAX :		21
_	30966	RECP	6142	55TH AVF CI N	147000 2 2.0 144900 3 2.0	2AG N	PERIDIA 1		21
	28024	0090	5045		144900 3 2.0 142900 2 2.0	2AG N 2AG Y	RIVER L 1 PERIDIA 1	1854	21
	31367	RECP		57TH DR N	142800 3 2.5	2AG N LAK			21 21
	31174	RECP	5042	CLUBVIEW CT N		2AG N	PERIDIA 1		21
	2/994 22220	RECP	3154	57TH AVE CI N	142500* 4 3.0	2AG N LAK	BRIARWO	0	21
•	28052	0997 0318	5026	CLUBVIEW CT N	140000 2 2.0	2AG N	PERIDIA 1		21
:	30239	RECP	4955	55TH AVE CI N RAINTREE N		2AG N	RIVER L 1		21
	29762	0013	4977	RAINTREE N CLUBVIEW N		2AG Y	PERIDIA 1		21
1	29675	0386		SATURE N	139900 3 2.0 139700 3 2.0	2AG N 2AG	PERIDIA 1	.631	21
	31826	RECP	4506	BEDFORD CT N	138900 3 2.0	2AG N	FAIRFAX 1		21
-	32290	8300	4623	35TH CT. E N		2AG N	MANATEE 1		21 21
	31593	RECP	6008	PROMENADE C N		2AG N		615	21
# 3 7	30916 32093	0013	4742	RAINTREE N	134900 2 2.0	2AG N	PERIDIA 1		21
. 3	2396	0110	4/34	RAINTREE ST N	134500 2 2.0	2AG N	PERIDIA 1	.813	21
3	2556	0002	4807	28TH ST N RAINTREE CT N	132900 3 2.0	2AC N LAK		964	21
.3	2077	0241	5530		129900 2 2.0	2AG N	PERIDIA		21
3	0897	0910	4505	46TH ST N PERIDIA BLV N		2AG Y			21
2	6702	0910	5235	32ND STREET N		2AG N 1AC N	FAIRFAX 1		21
	IL#	BROKE	R 2A	DDRESS RS		PK PL WTR			21
3	0904	0090	4414	MURFIELD DR N		2AG N	PERIDIA 1		A# 21
12	2508 9510	01U4	4927	31ST ST E N	119900 3 2.0	2AG N LAK	MANATEE 1		21
Гã	2110	0013	9908 4636	LINCOLN RD N	114900 3 1.0	2NO N RIV	MARINEL 1		21
2	8159	RECP	2850	56TH TERRAC N 56TH AVE CI N	109900 3 2.0	2AG N	BRADEN		21
•			2000	COTU WAT CT M	108900 3 2.0	2AG N	BRIARWO		21

*** A ***		
ML# BROKER ADDRESS RS	_	
## BROKER ADDRESS R\$ 23563 0090 2404 53RD AVE E N	PRICE BD BA PK PL 139900* 3 2.5 9NO N	
30081 0007 4910 23 ST N	139900* 3 2.5 9NO N 134900 3 2.0 2AG N	GROVE P 1406 22 NO SUBD 1900 22
32155 0990 5420 19 LANE N 30955 0541 2404 50 DRIVE N	122900 4 3.5 2AG Y	NO SUBD 1900 22 NO SUBD 3046 22
21121 DECD 1200 5100	119900 3 2.0 2AG N 1	PON NO SUBD 1496 22
27771 0090 2415 54TH AVE E N	114900 4 2.0 0NO N 110000 3 2.0 1AC N	OTHER 2696 22
27769 0090 5340 24TH ST CT N	110000 3 2.0 1AC N 110000 2 3.0 1AC N	GROVE P 1734 22 GROVE P 1746 22
OFFICE COLUMN TO THE PARTY OF T	108500 3 2.0 2AG N	GROVE P 1746 22 OTHER 1397 22
25331 0910 5607 22ND ST E N 31231 0997 5668 25TH ST CIR N	89900* 3 2.0 1AG N	MEADOW 1114 22
29076 0013 2120 55TH AVE DR N	89900 3 2.0 1AG N 89300 2 2.0 2AG N I	MEADOW 0 22
■ 32218 0516 5606 21ST STREET N	89300 2 2.0 2AG N I 88875 3 2.0 2AG N	AK MEADOW 1012 22 MEADOW 1640 22
32555 0910 5415 16ST E. N 32435 0910 5417 16 ST E N	86900 5 3.0 2AG N	MEADOW 1640 22 OTHER 2500 22
	86500 2 1.5 1AC N	OTHER 966 22
32357 0997 5340 20TH STREET N 28639 0331 1707 51ST AVE N	78900 4 2.0 2DC N	EUCALYP 0 22
31303 RECP 5403 4TH ST CT N	76900* 4 2.0 1NO Y 75900 2 1.0 1AG N	NI-LEE 1288 22
32580 0910 808 53RD AVE #3 N	MCAAA A	KIRKHAV 0 22 AK PALM LA 1550 22
31952 0204 5024 17TH ST E N 25477 0386 5334 18TH ST BLV N	75000* 2 2.0 1AG N	AK PALM LA 1550 22 NO SUBD 1100 22
30868 0910 5116 1577 CM CT	74900 3 1.0 ONO N	OTHER 864 22
30028 0062 1601 54TH AVE DR N	73000 4 3.0 0NO N 72900 3 1.5 1AC Y	HARMON 1200 22
# 30252 0910 808 53RD AVE #5 N	72900 3 1.5 1AC Y 72000 2 2.0 1AC N	NO SUBD 1000 22
28899 0910 808 53RD AVE E N 31050 0409 1111 60TH AVE DR N	69900 3 2.0 2AC N	PALM LA 1128 22 PALM LA 1728 22
DOTOR OF THE PART OF IN	67000 3 2.0 ONO Y	DE SEAR 1512 22
32209 0006 5007 17TH ST N	65000* 2 1.0 1AG N 64900 2 2.0 0NO N	VERN'S 1136 22
31405 0910 103 52ND AVE PZ N	64900 2 2.0 0NO N 64900 3 2.0 1NO N	OTHER 1620 22
26362 0013 808 53RD AVE # N 25427 0110 808 53RD AVE 14 N	63500* 2 2.0 2AC Y	CASA LO 1320 22 PALM LA 1137 22
32529 0010 000 THE 14 N	61000* 2 2.0 1AC Y L	AK PALM LA 1588 22
32121 0013 5724 12TH ST F	59900 2 2.0 1AC N	PALM LA 960 22
32154 0347 1103 60 AVE DR N	59900* 2 1.0 0NO N 59900 3 1.0 1AC N	NO SUBD 768 22
1 31325 0073 916 59 AV TERR N	59900 3 1.0 1AC N	DESEAR 1000 22 DESEAR 896 22
29334 0694 1604 56TH AVE DD W	58900 2 2.0 1AC N	PALM LA 1176 22
32537 0013 1207 56TH AVE TE N	58500* 1 1.0 1AC N 56900 3 1.0 1AC N	OTHER 1416 22
32091 0110 306 50TH AVE DR N	56900 3 1.0 1AC N 56900 2 3.0 2AG N	POLLY A 0 22
23340 RECP 5736 5TH ST N	54900 2 1.0 2AC N	CASA LO 1116 22 NO SUBD 0 22
	54900 2 2.0 1AC N	PALM LA 960 22
32542 0013 808 53 AVE 47 N	54900 2 2.0 2AC N	PALM LA 1208 22
22360 0241 808 53 AVE #223 N	54900 3 2.0 1AC N 49900* 2 2.0 1AC N	PALM LA 1201 22
20100 0346 5613 7TH ST CT E N	49900 3 2.0_2NO_N	PALM LA 1248 22 BERMUDA 1008 22
T AVE N	49900 2 2.0 1AC N	CASA LO 1080 22
32108 0910 808 53PD AVE #6	49900 2 2.0 2AC N	CASA LO 936 22
29956 RECP 5736 5TH ST N	49900 2 2.0 1AC N 49900 2 1.0 2AC N	PALM LA 960 22
29758 0110 208 49TH AVE N	49900 2 1.0 2AC N 49500* 2 1.1 2AC N	NO SUBD 0 22 HEATHER 1536 22
31604 RECP 5803 7TH CT	48900 2 2.0 1AC N	HEATHER 1536 22 CASA LO 1152 22
31565 0006 5920 11TH CT	47500* 3 1.0 1AC N	OTHER 0 22
32350 0995 5017 4TH STREET N	45000* 3 1.0 0NO N 44900 2 2.0 1AC N	DESEAR 1232 22
31431 U910 808 53RD #193F N	44900 2 2 0 1AC N 44900 2 1.5 1AC N	CASA LO 1485 22 PALM LA 758 22
ML# BROKER ADDRECC DA	42500 2 2.0 1AC Y	PALM LA 768 22 EL RANC 1000 22
31609 0426 110 48TH AVE TO	PRICE BD BA PK PL WT	R SUB SQFT A#
29912 0995 106 50TH AVE PL N	39900 2 2.0 2AC N 36900 2 1.0 1AC N	HEATHER 996 22
208 50TH AV PLZ N	36900 2 1.0 1AC N 34900 2 2.0 1AC Y	CASA LO 648 22
32574 0241 1015 50TH AVE PL N	22900 1 1.0 1AC N	CASA LO 1152 22 PIC TOW 694 22
		PIC TOW 694 22

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31229 RECP

ML# **ADDRESS** BROKER R\$ PRICE BD BA PK PL WTR SQFT SUB A# 32286 0997 526 MAGELLAN DR N 194500 WHITFIE 3200 2 2.0 OAG N 23 29564 RECP 322 BUENA VISTA N WHITFIE 2602 186000\* 4 3.0 2AG N 31570 0997 731 WHITFIELD A N WHITFIE 2382 185000 3 3.0 2AG Y 23 30371 0222 451 CHEVY CHASE N 3.0 2AG Y 179900\* 3 WHITFIE O 23 7334 38 CT N 29084 0013 168900 3 2.0 2AG N MATOAKA 2102 23 29778 0900 7409 ELEANOR CIR N 165341\* 2 2.0 2AG N PINEHUR 0 23 803 WHITFIELD A N 27397 0110 165000\* 3 2.5 2AG N WHITFIE 2052 23 31329 0995 438 WHITFIELD A Y 165000 3 2.0 2AG Y OTHER 1915 23 29683 0900 7136 42ND CT EAS N 164900 3 2.0 2AG N TRAILS 23 546 MAGELLAN DR N 29668 0997 162500 2 2.0 2AG Y WHITFIE 1725 23 32418 0997 1012 DANNY DRIVE N 160000 3 2.5 2AG N WHITFIE 1553 23 521 WHITFIELD A N 27564 0997 150000\* 3 3.0 2AG N WHITFIE 2115 23 31823 0997 614 MAGELLAN DR N 150000 3 2.0 2AG Y WHITFIE 1700 23 31006 0997 235 JUNGLE WAY N 150000 3 2.1 2AG Y WHITFIE 2530 23 31801 0910 824 MAGELLAN DR N 3 3.0 2AC Y 149900 WHITFIE 1773 23 32563 RECP 370 MONTGOMERY N 148000 4 3.0 2NO Y WHITFIE 23 30288 0997 7008 MADONNA PLA N 145000 4 3.0 2AG Y OTHER 1784 23 29523 0997 6911 KIMBERLYNN N 142900 3 2.0 2AG N KIMBERL 1832 23 30086 0900 7417 ELEANOR CIR N 140324 3 2.0 2AG N PINEHUR 1571 23 31795 0997 1125 MAGELLAN DR N 4 2.0 2AG Y 139900 WHITFIE 2410 23 129900 3 2.0 1AG Y WHITFIE 2410 129900 2 2.0 2AG Y WHITFIE 0 127900 3 2.0 2AG N WOODS O 0 127500 3 2.0 2AG N CRE WHITFIE 1672 125000\* 2 2.0 2AG N WHITFIE 1713 125000\* 2 2.1 2AG N WHITFIE 2232 31574 0997 314 MENDEZ DRIV N 23 32217 0997 711 WHITFIELD A N 23 32207 RECP 909 PONDEROSA P N 23 32141 0598 808 PENNSYLVANI N 23 24661 0997 460 MAGELLAN DR N 23 30914 0997 613 WHITFIELD A N 6612 CANTORE PLA N 30826 0997 125000 3 2.0 2AG N WHITFIE 1686 735 MAGELLAN DR N 30347 RECP 125000\* 3 2.0 2AG Y WHITFIE 1921 23 31674 0217 7365 CLARIES DRI N 123900 3 2.0 1AC N BROOKSI 3633 23 32470 0910 511 68TH AVE DR N 122500 3 2.0 2AG N OTHER 1606 23 29690 0997 6920 8TH STREET N 120000 3 2.1 2AG N 1753 GUBODY 23 6912 PENNSYLVANI N 30636 RECP GUBODY 119500 2 2.5 2AG N 1682 23 29972 0422 823 MAGELLAN N 115000\* 3 2.0 2AG N **FAIRWAY** 0 23 32377 0910 7021 ALDERWOOD D N BROOKSI 1690 114500 2 2.0 2AG Y 23 32416 0997 604 ST ANDREWS N 2.0 1AG Y 110000 3 WHITFIE 1730 23 30238 0436 618 WHITFIELD N 109000\* 3 2.5 2AG N WHITFIE 1824 23 31904 0386 7411 PONCE DE LE N 100000 3 2.0 2AG N WHITFIE 1548 23 26377 RECP 99900\* 2 2.0 2AG N 1011 DELEO DR N WHITFIE 1800 23 32582 0997 7016 PERSIMMON P N 95000 WHITFIE 1530 3 2.0 2AG N 23 6607 SABINA RD 32496 0013 N 94900 2 2.0 1AG Y WHITFIE 1074 23 31256 0013 6309 8TH ST CT N 94900 3 2.0 2AG N SCOTT T 1262 23 31232 RECP 841 PONDEROSA P N 94700 2 2-0 2AG N WOODS 0 1200 23 32145 RECP 1165 CARMELLA CI N 89900 3 2.0 1AC Y WHITFIE 0 23 29747 0365 715 66TH AVE E/ N 89900 3 2.0 2AG N WINTER 23 31140 0031 2139 SEWARD DR N 86900 3 2.0 2AG N 1185 SPRING 23 30815 0995 3619 75TH AVE TE N 85000 3 2.0 2AG N CRESCEN 1251 23 31140 RECP 2233 UNIVERSITY N 84900\* 2 1.0 1AG N NORTH S 23 റ 31576 0997 805 69TH AVE W N

64900

54900

1622 66TH AVE TE N

2 2.0 ONO N

2 1.0 ONO N

OTHER

JOHN WE

736

896

23

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ML#	BROKE		ADDRES	SS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SQFT	A#
30581			. 70TH	STREET	N	199900	5	3.0				MAGNOLI	0	24
26938		4906		AVE	N	199900	3					BRADEN	2025	24
27690	0110	4607	4TH A	AVE DR	N	199500*						RIVERDA		24
28730	0694	6915		AV	N	197500	3					MAGNOLI		24
30209	0900	4604	4TH A	VE DR	N	194900	2				T.AK	RIVERDA		24
32004	0013	115			N	184900	3	2.0				RIVER P		
30700		3911		RIVE N	N	184900	3					RIVER P	1671	24
32131				AVE CI	v	179000	3				THI		1984	24
32123		4616			Ň	174900						CREEKWO		24
26026			MORGA	M JOHN	NT N		3	2.0				RIVERDA		24
29120		4827	7776	STREET	TA TA	169900*		3.0				NO SUBD		24
30982		2014				169900	3	2.0				CREEKWO		24
32402		6607			N	169900	3	2.5				MAGNOLI		24
					N	169000	3	2.0				MAGNOLI		24
32308		5220			N	169000	4	2.0	2AG	Y	CAN	MAGNOLI	1902	24
32208	0222	4207		VENUE	N	164900	4	2.0	2AG	Y		RIVERDA	2023	24
31046	0329	4817	11TH	AVE CI	N	164900	4	3.0	2AG	N	NOB	BRADEN	2272	24
27377		4830			N	159900*	3	2.0	2AG	N		CREEKWO		24
27323	0013	6215	45TH	AVENUE	N	159900	3	2.0	2AG			DUDE RA		24
31777	8300	7603	52ND		N	154900	3	2.0	2AG		T.AK		1742	24
30032	0062	316		ST NE	N	149900	3	2.0	2AG		174717		1671	
31128	RECP	7313	52ND		N	149000	4	2.5	2AG			CREEKWO		24
32240	0694	1010	67ST		N	149000	_						2166	24
	0031	6324	47TH		N		4	2.0	1AG			MAGNOLI	1650	24
27668	0266	5813		AVENUE		145000	4	2.0	1NO			DUDE RA		24
	0900	4409	3RD A		N	145000*	2	2.0	2AG			OTHER	1341	24
32278	0013	5204			N	139900	3	2.0	2AC				1431	24
32232	0013		72ND		N	133000	3	2.0	2AG		LAK	CREEKWO	1591	24
32560		916	49TH			129900	3	2.0	2AG			BRADEN	1940	24
32106	0013	6512	12TH		N	129900	3	2.0	1DC	N		NO SUBD	1890	24
	0006	3920	RIVER	WALK C	N	129700	2	2.0	2AG	N		RIVER W	1676	24
	0013	7113	51ST	PL E	N	129500*	3	2.0	2AG	N		CREEKWO	1622	24
32558	0013	4538	FERN		N	128500	3	2.0	2AG	N			1635	24
32310	0241	1003		STREET		122300	3	2.0	2AG			BRADEN	1486	24
30478	0013	7220	49TH 2	AVE EA	N	122000	3	2.0	2AG			CREEKWO	1452	24
31047	0013	503	49TH S		N	121000*	4	2.0				BRADEN	1732	24
31127	0013	7228	49TH 1	AVE E	N	119500*	2	2.0				CREEKWO	1498	24
31440	0241	1215	OAKLE		N	118500	2	2.0	2AG				1584	24
31108	0447	720	50TH S		N	114900	3	2.0	2AG			BRADEN	1583	
32437	0900	7927	50TH I		N	114500	3	2.0	2AG					24
32190	0013	4109	14TH 2		N	107900						CREEKWO	1392	24
32539	0013	705			N		3	2.0	2AG			BRADEN	1486	24
32181		_	4TH A			99900			2AG				1324	24
32011					N	97900			ONO			RIVERDA	0	24
32312	0310	1007	1ST AV	/E .	N	97900		2.0	2AG	N		RIVERDA		24
32242	0241	1007	PUSSY	WILLO		91000	2	2.0	1AG	N		RIVER I	1068	24
30367	0013	4203			N	89900			1AG			RIVER I	0	24
		204	6/TH £	HELVA:	N	80000			1AC			MANATEE	0 كاد د	24
32412	U241	307	64TH S	STREET		79900			1AG			MANATEE		24
28603		6540	ALPINE		N	75500*			1AG				1000	24
32301		6511	3RD AV	Æ NE	N	73500			1AG				1258	24
32138	0386	6512	3RD AV	Æ NE	N	69900			1AG			MANATEE	999	24
29866	0910	3300	26TH A	VE E	N				ONO			SUGAR C	<b>5</b> 00	24
							-		3110	-4	,	DOGAK C	500	44

XLL	ACES	REALTY	INC	792-

	ML#	BROKE	<b>ER</b>	ADDRESS	R\$	PRICE	BD	BA	מע ז	L WT	R SUB	C/Dam	20.11
	31246		4721	OAK RUN DR	Ŋ	195000	3	2.0			OAKRUN	SQFT 3362	A#
	31778		5820	FAIRWOOD C		189900	3	2.0			FAIRWAY		25
	32163		5036	INVERNESS I	DN	189900	3	2.0			PALM AI		25
H	31233		6812		N	185900	3	2.0			MOTE RA		25
_	23055	RECP	7741	WHITEBRIDGE	EN	179900*		2.0			UNIVERS		25
	31747		7115		N	179900	4	2.5		Y LAF	THE TRA	1003	25
	30064		6153		N	179900	3	2.0		X TIME	MOTE RA	. 4158	25
	32166		7207	38TH CT	N	179900	4	3.0				. 0 . 2168	25
	31563		5730	CARRIAGE DE	S N	178000	3	2.5			MOTE RA	2100	25
_	31067		7704	WHITEBRIDGE	N	178000	2	2.0			UNIVERS	T3T2	25
K	27128		7111	41ST LN	N	174900	3	2.0			THE TRA		25
	32393		6303	WALTON HEAT		169500	2	2.0			UNIVERS		25
	32432	RECP	5710	TIMBER LAKE		164900	3	2.0	2AG		PALM AI		25
•	30890	RECP	4020	72ND AVE	N	159900*		2.0		Y CRE			25
ľ	32367		4820		N	159900	3	2.0			COUNTRY	1020	25
	28983		7127	42ND CT	N	159900*		2.0		N LAK	TRAILS		25
	30804		8440	PALM LAKES	N	159000	3	2.0	2AG		PALM AI	1806 2368	25
•			6955	SUPERIOR ST	'N	154900	3	2.0	2AG		MOTE RA		25
	31401		7677	39TH ST CIR	N	150045	3	2.0	2AG				25
•			3701	71ST TERR	N	149900	3	2.0	2AG		OTHER	1708	25
_	30070		3905	OAK GROVE D	N	149900	3	2.0	ONO		THE TRA	•	25
	32319		7915	CONSERVATOR	N	144900	2	2.0	2AG		OAKWOOD	0	25
	30639	RECP	3904	78TH PL	N	129900	4	2.0	2AG		PALM AI	0	25
	31403	0510	7640	39TH ST CIR	N	129900	3	2.0			HUNTER'	2012	25
	32518	0910	7838	34TH COURT	N	129000	3	2.0			OTHER	1565	25
ľ	31402	0510	7669	39TH ST CIR	N	123400	3	2.0	2AG 1		MAPLE L		25
•	28739	0997	7755	33RD LANE	N	120000*	3	2.0			OTHER	1397	25
	31364	RECP	5111	VASSAR LN	N	117900	3	2.0	2AG		MAPLE L	1537	25
		0510	7681	39TH ST CIR		112640	3	2.0	2AG 1		UNIVERS	1655	25
•		RECP	3564	65TH AVE CI	N	111500		2.0	1AG		OTHER	1312	25
		RECP	4224	SAINT CHARL	N	109900		2.0	2AG 1		CENTRE	1538	25
		RECP	7739	33RD LN	N	109900*		2.0	2AG 1		TREETOP	1195	25
		RECP	7523	43RD CT	N	107900		2.0	2AG N		MAPLE L	0	25
		RECP	4207	PLACID DR	N	107000*		2.0	2AG N		FOREST	0	25
•	32502	0910	7703	33RD LANE	N	102000		2.0	2AG N			1311	25
		0013	3916	SAN LUIS	N	99900*		2.0				1498	25
		0013	7701	38 AVE	N	98000		2.0	2NO N		DESOTO	1785	25
		RECP	3703	75TH AVE TE	N	98000			2AG N			1450	25
		0910		34TH COURT	N	95000			2AG N		CRESCEN	0	25
1	32276	0510		INGOT PLACE	N	66000			2AG N				25
					**	88000	4	1.0	1AC N	l	KENSING	847	25

HEATHER 1704

32

<b>"</b>		4 ***					03,22,	JO ROBERI	DIONDO	,
	ML# 3134 2816	6 8300	2912 52ND AVE 9	R\$ TE N W N	169900	3D BA 3 2.0 3 3.5		PARKLAW	1743 3	A# 32
	3208 3080	0910 00 RECE	3112 48TH AVE 1 4509 5TH STREE 331 SCOTT AVE	DR N	164900 150000 144900	3 2.0 3 2.0 3 2.0	2AG Y 0NO N	GARRETT MC COLL OTHER WHITFIE	0 3 1764 3	2 2 2
1	2923 2817 3204 2959	0 0995 3 0997	1803 55 AVE WES 5103 19TH STREE	et n Et n	135000 125000	3 2.0 6 4.0 3 2.0	2AG N 3AC N 1AG N	BAY VIE OTHER HOLIDAY	0 3 2731 3 1377 3	2
	3207 3095 3163	3 0386	5241 21ST ST W 6808 3RD STREET	N N N	99500 99000 98500	2 2.0 3 2.0 3 2.0 3 2.0	2AG N 2AG N 1AG N	GREENVI SUNSET	1632 3: 1208 3: 1538 3: 1454 3:	2 2 2
	3248 3084 3099	0 0910 1 0386	3311 MIAMI PLAC 21ST ST W 4425 19TH ST CI 1006 67TH AVENU	N R N	95000 92900* 92000	3 2.0 2 2.0 3 2.0 2 2.5	1AC N 2AG N 2AG N 1AG N	BAYSHOR BAYSHOR OTHER WORNS P	1290 3: 1589 3: 1208 3:	2 2 2
	3159 3145 3080	9 0090 8 0013 2 RECP	4617 ORLANDO CR 6427 CASE AVENU 6616 CASE AVE	N	89900* :	3 2.0 2 2.0 3 2.0 3 2.0	ONO Y 1AG N 1AC N 1AC Y	TANGELO BAYSHOR	1064 32 2228 32 1292 32	2 2 2
	3128 3012 3113	8 0415 0 RECP 0 0217 0 0415	5004 30TH ST 307 55TH AVE 604 59TH AVE T 2816 BOWDOIN PL	N N E N	89500 89000 88900*	3 2.0 3 2.0 4 2.0	1AG N 0NO Y 0NO Y	ONECO T :	1236 32 1770 32 1690 32	2 2 2
Į	31354 29133 31643 32143	3 0997	21ST ST W 4641 ORLANDO CI 5217 20TH STREE 3006 60TH AVENU	N R N T N	87900 3 86900* 2 85000 3	2 2.0 2 2.0 3 2.0	1AG N 2NO Y	BAYSHOR THE PAL TANGELO THOLIDAY	L218 32 L298 32	2
J	30518 29522 30603 30846	0900 0013 0386	6308 CORNELL RD 2300 PURDUE RD 212 66TH AVE D	N N R N	85000 2 85000 3 84990* 3 84900* 2	2.0	1AG N 1AC N 1AC N 1AG N	VIVIEND 1 BAYSHOR 1 BAYSHOR 1 COUNTRY 1	1510 32 1360 32 1425 32	2
4	31660 32303 31257	0090	21ST ST W 611 60TH AVE W 204 59TH AVE DI 6036 DARTMOUTH I	N S	84900 3 84500 4 84500 3 82900* 2	2.0	1AG N 0NO Y 6NO Y 1AC N		.212 32 .714 32 .736 32	2
J	31648 30807 32032 29855	0365 8300 0365	2207 EMORY 708 64 AVE DR V 905 FRUITLAND A 708 64TH AVE DR	N N N	82500 3 82500 3 80000 2	1.0 2.0 2.0	ONO N 2NO N 1AG N	BAYSHOR 1 VOGELSA 1 TANGELO 1	402 32 508 32 022 32	
	32107 29436 31215	0280 0694 0910 0910	1512 53RD AVENUE 3320 BAYSHORE GA 6412 GEORGIA AVE	N N N	79900 2 79000 3	1.0 :	2NO N LAC N LAG N BO LAC N	VOGELSA 1 AIRPORT DA BAYSHOR 1 BAYSHOR 1	816 32 074 32	
	32129 31102 31718	0426 0510 0290	5112 20TH STREET 1716 BAYSHORE GD 1809 ROSLYN AVEN 4611 MINEOLA STR	N '	78900 2 78900 3 76895* 3 75900 2	1.0 ( 2.0 2 1.0 1	ONO N ONO N	HOLIDAY 1 BAYSHOR 1 BAYSHOR 1	550 32 430 32 384 32	
J	31119 32112 29236 32349	0110 0997 0910	908 LEMONWOOD A 2307 WELLESLEY 1705 MARILYN AVE 1002 ORLANDO AVE	N N N	75000 3 74900 3 74900* 3	2.0 0 1.0 0 2.0 1	ONO N LNO N	TANGELO 1 TANGELO 1 BAYSHOR 1 BAYSHOR 1	431 32 386 32 335 32	
	32461 29401 29161 30691	0073 0266 0432	2611 BAYSHORE GA 5824 21ST STREET 4606 ORLANDO CIR 6327 8TH STREET	N 7 N 7	74900 3 72900 2 72000 2	1.0 1 1.0 1 1.0 1	.AC Y .AG N .AG N	TANGELO 1: BAYSHOR 1: SOUTHWO 1: TANGELO 1:	277 32 110 32 125 32	
	29831 ML# 30234 31331	0997 BROKER 0110	3011 FLORIDA BLV ADDRESS 1854 PALM SPRING	N 7 R\$ PR N 6	71500* 2 70000* 3 RICE BD 59900 2	1.0 1 2.0 1	.AG N LA .AC N 'K PL WT	K VOGELSA 9 BAYSHOR 14	927 32 100 32 QFT A#	
33	1285 2267 19615	0073 RECP	6231 COLUMBIA DR 2402 STANFORD AV 808 63RD AVE DR 214 48TH AVE DR	N 6 N 6	9900 3 8900 2 7500 3	1.0 1 1.0 1 1.0 2	AC N AC N		952 32 0 32 0 32	

	•										
	<b>1</b> 2883	9 R	808 64TH	AVE DR N		2 1.	0 2AC	<b>NT</b>	VOGEI		
	3238		817 51ST	AVE PL N	62900	3 2.			FAIR L	668	
		6 0910			62500	2 2.			SUNNY		
		1 RECE		AVE DR N	62000	2 1.			FLORIDA		
	3248				59900	3 2.			SOUTHE		32
		6 RECE		AVE DR N	59900	2 2.			FLORIDA	966	32
_		9 0356			59900*	21.			CLEO VI		
		4 0517		AVE DR N	57000*				VOGELSA		32
	3107			AVE TE N	56900	2 1			HEATHER	1272	32
		9 0365		AVE E N	55000	$\overline{2}$ $\overline{2}$ .			PALM LA	1312	32
_2	3255		1106 1/2	69TH AV N	54500	2 1.			RUSSOS		32
1	2956		503 51ST	AVE DR N	49900	2 1.				840	32
_		1 0013	306 50 A	VE TERR N	49900	2 2.			FAIR LA	1202	32
	3257		515 60TH	AVE DR N	49900	2 2.			HEATHER SUNNY L		32
4		0 0426	522 50TH	AVE N	47900	2 2.					32
	2880		807 51ST	AVE N	47500	2 2.			FAIR LA FAIR LA		32
	3117		311 50TH	AVE N	45900	3 2.					32
	2836		503 50TH	AVE PL N	44900	2 2.			HEATHER		32
	2438		2116 MINNE	ESOTA N	43500*	2 2.			FAIR LA		32
	2892		403 49TH	AVE DR N	42500	2 2.			TRAILER		32
	2940		4919 5TH S	ST CT N	42000				HEATHER	864	32
	3187		1102 52ND	AVE N	41500				FAIR LA		32
	1748:	1 0517	1469 45TH	AVE CI N	40000	3 2.0			PIC TOW	1282	32
	2939	5 0426	718 49TH	AVE TE N	39800	2 1.0			PALM AC	0	32
_	31918			I AVE W N		2 1.5			FAIR LA	0	32
_	30184	4 0415	6614 ARIZO	NA ST N	39500	2 2.0			HEATHER	960	32
	31452		2207 NEW Y	ODK VI M	39500	2 2.0			TRAILER	916	32
Д,	31571		6505 WASHI	NGTON N	37900	2 1.5			TRAILER	896	32
	28048		307 51ST	AVE DR N	34500	3 1.5			TRAILER	790	32
	26200	0347	6511 KANSA	C CTOE M		2 1.0			FLORIDA		32
	31514		4920 2ND S			3 1.0			TRAILER	1012	32
4	28644		4917 1ST S	TREET, N		2 1.5		•	HEATHER	852	32
	29789		704 49TH	TREET N		2 2.0		,	HEATHER	800	32
	32309		919 49TH		32900	2 1.0			FAIR LA	1078	32
	30414			AVE TE N SPRING N		2 2-0			FAIR LA	0	32
~	27201					1 1.0			TRI PAR	692	32
	28224	0415		STREE N ORK AV N		3 1.5			TRAILER	770	32
	30072			AVE DR N		1 1.0			TRAILER	<b>5</b> 50	32
1	28537		106 51ST			2 1.0			FLORIDA	620	32
	28745		1613 ILLIN			1 1.0			FLORIDA	696	32
_	31223		6624 TEXAS			2 1.5				732	32
		0415	6626 DAKOTI		29000	1 1.0	1AC N		TRAILER	528	32
-	29864	0013	1005 E100 1	A ST N	29000	2 2.0	1AC N		TRAILER	0	32
	31727	0997	1005 51ST 2	WARMOR N	28000	1 1.0	1AC N		PIC TOW	420	32
	32348	0995	2006 MINNES	SUTA A N			1AC N		TRAILER	852	32
	32386		106 51ST 1	AVE DR N		2 1.0	1AC N		FLORIDA	624	32
1	32001	0090	2014 FLORII	DA BLV N	26900	2 1.0	2AC N		TRAILER	576	32
	31561		1104 50TH A	AVE. TE N		1 1.0	1AC N		PIC TOW	640	32
	28883	0995	4905 5TH ST	TREET N	25900 2	2 1.0	1AG N		FAIR LA	832	32
	29311	0426	111 50TH A	AVE DR N	25900* 2	2 1.5	1AC N		HEATHER	892	32
anti?	30433	0110	706 50TH A	VE PL N	25900 1	1.0	1AC Y		FAIR LA	460	32
	32408	0300	523 49TH A	VE DR N		1.0	1AC N		FAIR LA	0	32
	29811	0280	1603 MINNES	N ATO	24900 1	L 1.0	1AC N		TRAILER	680	32
J	20680		1004 50TH A		23900 1	1.0	1AC N		FAIR LA	610	32
	ML#		6518 NEBRAS		23900 * 1	1.0	ONO Y		TRAILER	610	32 32
	29528	BROKE		R\$	PRICE BI	BA	PK PL	מידש		SQFT	3∠ A#
	31607	0335	406 52ND A	VE WE N			ONO N	** * 1	FLORIDA	480	A# 32
	29790	0426	4909 5 TH S	TREET N		. 1.0	1AC N		FAIR LA	600	
	28480	0426	620 <b>49TH A</b>	VE TE N		1.0	1AC N		FAIR LA	0	32
	29990	0241	1004 50TH A	VE TE N	22500* 2	1.0	IÃC N		PIC TOW		32
	20201	0335	1009 50TH A	VE . N	21900 1		1AC N		PIC TOW	646	32
	32391	0426	518 50TH A	VE DR N	21900 2		1AC N		FAIR LA		32
	28477	0241	1002 50TH A	VE TE N			1AC N		PIC TOW		32
	31598	0280	1818 OHIO A	VENUE N			1AC Y				32
	30441	U <b>Y</b> 95	6625 OREGON	N			ONO N		TRAILER TRAILER		32
						0	0140 14		TWHITEK	984	32

NO SUBD 1068

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ML# BROKER **ADDRESS** RS PRICE BD BA PK PL WTR SUB SOFT Α# 32339 0241 807 MILL RUN N 198300 3 2.5 2AG N LAK MILL CR 2460 71 31993 0910 13611 11TH TERRAC N 196000 3 2.0 3AG Y MILL CR 2024 30343 8300 13511 3RD AVE NE 71 N 194900\* 3 2.5 2AG N MILL CR 2318 32547 5901 13417 3RD AVE NE 71 N 194900 3 2.0 2AG Y MILL CR 0 32561 5901 13409 3RD AVE 71 N 3 2.5 2AG N LAK MILL CR 2157 194900 71 31383 0900 610 WOODVIEW WA N 189900 3 2.0 2AG Y MILL CR 2071 71 32436 0900 710 128TH STREE N 189900 3 2 0 2AG Y PON HIDDEN 2250 71 31495 8300 13782 6TH PLACE N 189900\* 4 2.0 4AG N MILL CR 2155 31788 0429 13609 2ND AV NE 71 N 188500\* 3 2.0 2AC N MILL CR 2487 71 31807 8300 704 128TH ST NE N 187500 3 2.0 2AG N LAK HIDDEN 2001 29296 RECP 71 518 130TH CT N 179000\* 5 3.0 2AG Y HIDDEN 3041 71 29897 0266 10912 8TH AVENUE N 179000 3 2.0 2AG Y WINDANC 1942 71 32292 0900 502 137TH STREE N 169900 3 2.0 3AG N LAK MILL CR 1935 71 27516 0900 12716 7TH AVE NE N 169900\* 3 2.5 3AG N PON HIDDEN 71 32472 0900 13621 2ND AVE NE N 168500 3 2.0 2AG N MILL CR 1917 71 30156 0013 810 136TH ST EA N 164900 3 2.0 2AG N LAK MILL CR 2046 71 28173 0447 1251 HAGLE PARK N 5 2.1 2AG N 164900 CRE NO SUBD 1951 71 32354 0013 1204 154TH ST N 164500 4 2.5 2AG N RIVER S 2520 71 30308 0110 410 133RD ST N 159900\* 3 2.0 2AG N LAK MILL CR 2619 71 32134 0460 1130 MILL CREEK N 137900 3 2.0 2AG N BAY ADAMS 1892 71 31469 8300 1008 110TH ST E N 134900\* 3 2.0 2AG N WINDSON 1851 29304 0447 71 1208 HAGLE PARK N 69900\* 3 1.0 1AC N OTHER 26959 0266 16208 18TH AVENUE N 972 71

67900\* 3 1.0 2NO N

*	A	***

84610 CBC 4520 45TH CT 174900*N 3 3.0 2AC Y ADAMS HEIG* 1936 80424 SNDR 4962 BRYWILL CIR 159900*N 3 2.0 2AG Y SAPPHIRE S 0 90426 CSCD 714 42ND STREET 124900 N 2 2 0 1NC Y SAPPHIRE S* 1780	84610 91154 80424 90113 90426 89687 89621	MTVR 842 HIGHLAND ST SNDR 4962 BRYWILL CIR CBC 5020 BRYWILL CIR CSCD 714 42ND STREET ADVN 2251 HICKORY AVE ADVN 1115 23RD ST	174900*N 3 3.0 165000 N 3 3.0 159900*N 3 2.0 145900 N 3 2.0 124900 N 2 2.0 114900*N 3 2.0 89900*N 3 2.0	2DC N 2AC Y 2AG N 2AG Y 1NO Y 1AG Y 4AG Y 0NO N	INDIAN BEA* ADAMS HEIG* HIGHLAND P SAPPHIRE S SAPPHIRE S* INDIAN BEA* SARASOTA B* SYLVAN SHO*	1936 0 0 1780 1280 1605	31
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w	ML#	BRO	KER	ADDRESS		
	89463			ADDRESS	PRICE RP BD BA PK PL WTR SUB SF-LA A	4
_		NI NI	F 13/4	ADAMS LANE	$^{154500}$ N 2 1.0 1DG N TOWLES * 640 2	2
	90962	2 RMX.	P 1236	16TH STREET	79900 Nt 4 2 2 2 200'11 200 200 200 200 200 200 200 200 200 2	
	88902	2 CRO	S 1705	6TH ST	75000 37 2 4 6 6326 32	
		ADE	5231	L DAVID		2
	00000		N 1435	DEATE	/4900*N 3 1.0 1DC N ARMSTRONG * 1332 3	
	00092	Z ADVI	N 1432	2 22ND STREET	74400 N 2 1.0 ONO N OTHER * 1140 3	
	85475	GRO	M 1480	17TH STREET	70000 N 1 F 4NO N CENTLE N	
₩	88524	L ASP	I 933	42ND STREET	69900+NT 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
			1723	COCOANUT AV	DEE COORT * 1519 3	2
_	0.471.0	DCID.	J 1075	COCOMMUT AV	63500*N $31.0$ 1AC N EDGRWATER * $6350$	
	04/10	FSU	N TB / 5	WOODSTOCK L	67500±N 7 7 7 4 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	
	89795	FSU	N 5203	CHERRY HILL	60900 N 2 2 0 120 V	
-	91181	REXS	5 1221	. 15TH STREET	50000 N 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
	86099	CROS	1936	10TH STREET	TABLET TO BRO N VALUE TO 706 3	2
_	90663	CRON	1 3022		599/5 N 2 1.0 ONO N SMITH ACRE 0 33	
	90002	GRON	1 3022	OLD BRADENT	54900 N 1 1.0 1AC N RIVERSIDE * 920 3	
	88409	FSUN	V 5313	BOCA RATON	E4500 N 2 2 2 110 11	
	91592	RMX	( 5305	RANCHO AVE	E3E00 N 2 2 2 2 2 3	
	86407	SNDF	4026	ROYAL PALM	E3E33 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2
	91024	CCC	6023		53500 N 2 1.0 1AC N BRAEBURN * 796 33	
	21024	COLL			E2000 N 7 7 4 0 0000 00 000000000000000000	
·ψ	91022	CSCI	302	60TH AVE. T	53,000 N 3 1 0 0NO N	
	72453	FSUN	1 1737	MIDLOTHIAN	52000+N 2 1 5 13 C	
_	88625	FOIN	5039	TDT DAD OF	52000*N 2 1.5 1AC Y TRI PAR ES 0 32	
	00023	Y DID.		TRI PAR DR	50000 N 3 2.5 1AC Y TRT PAR ES* 1156 35	
	90310	ADVI	1556	BLIND BROOK	49900 N 2 2 2 1 1 2 2 2	
	90923		4901	OAKLAND HIL	10000 N 0 1 5 135	
	90236	FSUN	1877	CYPRESS POI		2
	91019	CSCD		60TH AVE. T		,
	01700	DMYY	200	SOIR AVE. T	48000 N 3 1.0 ONO N SUNNY LAKE 0 33	
	27.790	KIVIKK	. 520I	KENWOOD	47500 N 2 2 2 42 3 1	
	91026		6007	2ND ST.	46000 11 2 1 2 222 32	
_	90226	REXS	1322	24TH ST	44900 N 2 7 0 132	
	91145	FSUN	5217	KENWOOD	44900 N 2 1.0 1AC N CENTRAL HE* 888 32	
	36013	PCIM	521	RENWOOD	42500 N 2 2.0 1AC Y TRI PAR ES* 918 30	
•	30023	PSON	5231	BOCA RATON	42000 N 2 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
3	90897	MNAW	5204	KENWOOD AVE	41000 N 2 2 2 2 2 3 3 3 2	
_{	37614	FSUN	5297	TRI PAR DR	41000 7 2 1 5 122 32	
	71789	MNAW	2794	PALMADELIA	3,000 3	
	13987	זענענע	5126	EURIMDEDIA	39900 N 3 1.0 1NO N NEWTOWN HE* 780 33	
->	33307	MD A M		BEL AIR AVE	39900+N 2 2 2 4 3 2 **	
-	12/2	PREF	1770	24TH ST	39E00 N 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
2	90049	FSUN	5285	TRI PAR DR	70000 37 0 0 0 1 1 2 32	
€	37558	FSIN	5316	PEBBLE BEAC		
3	10128	PCIN	1704	WIND COMME	3/000 N 3 2.0 1AC Y TRT PAR EG* 546 33	
ē	70120	FSUN	1/84	MIDLOTHIAN	26000 N 0 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1	
	38//	FSUN	1616	OLYMPIA FIE	36500 N 2 1 5 13 2	
×	6893	FSUN	5226	GLEN ECHO	36500 N 2 1 2 1 3 1 3 1	
9	0556	FSIN	5153	OAKLAND HIL	111 111 110 1 111 110 110 110 110 110 1	
<b></b> 8	3751	PSIIN	4900	OHNDAND HIL	35900 N 2 2.0 1AC Y TRT PAR ES* 450 33	
٥	1075	POIN	4303	PEBBLE BEAC	14900 N 0 1 E 430 **	
	10/5	FSUN	1719	BROADMOOR		
Р	7842	FSUN	5287	OAKI.AND HITT	22000 N 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2	
1	305	ADVN	1686	MIDLOTHIAN	33900 N 2 1.0 1AC Y TRI PAR ES* 540 32	
9	1546	COOR	1207	MIDIOIRIAN	$^{\circ}$ 33300 N 2 1.0 1AC Y TOT DAD DC+ $_{CLG}$ 33	
ف_	E420	COOF	120/	32ND STRET		
5	J#20	r S UN	<b>1702</b>	OLYMPIA FIE	32500 N 2 1 4 4 1 4 1	
₽	<b>TD36</b>	FSUN	1768	MTDT OTHER TANK	32000 N 3 1 F 130 12	
7	±535	FSUN	5305	OAKT AND UTT	32000 N 2 1.5 1AC Y TRI PAR ES* 518 32	
8	1767	FSIIN	1700	OLD ELM ST.	32000 N 2 1.5 1AC Y TRT DAP TC* 455 30	
ŭ	E000	Y DIV	1/06	OLD ELM ST.	31900 N 2 1.0 1AC Y TRT DAP EC 0 33	
P	, טפסס	ADVN	1442	יייםים מייים מולכי	31500 N 1 1 0 0320 32	
	J242	MIVR	2825	CHITECH ATTU	31000 N 2 1 0 -3270 34	
0	oo6∠ .	ADVN	4833	BOCA PATON	31000 N 3 1.0 ONO N NEWTOWN HE 0 32	
8	1035	FSIM	1767	OLD ELM	30000*N 2 1.0 1AC N TRT DED EC+ 702 33	
þ,	9472	VINT N 1:7	±/0/	OTT RIM	29500 N 2 2.0 1AC Y TRI DAD EC 0 33	
<b>5</b>	14 L	MAN	2326	BOCA RATON	29000 N 2 2 2 4 3 2 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
, O	5007	FSUN	5220 1	BOCA RATON	28500 N 1 1 0 130 12	
					28500 N 1 1.0 1AC Y TRI PAR ES* 630 32	

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C. OF REALTORS 923-2313

4	NAT 44	2201										
	ML#	BRO		ADDRESS	PRICE RP	BD I	BA P	K P	L WI	R SUB	SF-LA	A#
_	AOTO.	T KMY	9 633	7 RAVENWOOD D	193500 N	4 3	.0 2	AG	Y	DESOTO PI	1* 2332	34
		O CBC	4472	ASCOT CIRCL	188900*N					LONGWOOD 1	* 2332 * 1994	
-	8335	O SND	K 3818	GOCIO	182900*N		. 0 0	NO :	N	OTHER		34
	8220	1 ROC	K 4454	ASCOT CIRCL	169900 N	2 2				OTHER	<b></b> 00	34
_	, 8562	O RMXI	P 5787	7 RAVENWOOD D	169900*N			AG			* 1998	34
	8254	6 ROCI	K 4793	TIVOLI PLAC	165000 N	3 2				DESOTO PIN	1 1970	34
4	8728	B ADVI	N 6176	NICOLE COUR	164900*N			AG I	N THU	LONGWOOD F	* 1726	34
	89808	B CBC	6145	BONAVENTURE	159900 N			AG		LONGWOOD F		34
_			8 6193	NICOLE COUR	150000 N			AG		CEDAR CREE		34
	82192	ROCK	4461	ASCOT CIRCL	159900*N			AG :		LONGWOOD F	2 0	34
		RUDO	4799	HAMLETS GRO	159900 N			AG :	Y LAK	LONGWOOD R	* 1657	34
	89378	NTTVE	5774	BEAURIVAGE	157500 N			AG :	Y LAK	HAMLETS GR	* 1797	34
	86725	DMV	2014	TRENTWOOD P	157500 N	3 2.	0 2	ag 1	V LAK	LONGWOOD R	. 0	34
	86616	DMVT	3374	TRENTWOOD P	155000*N	3 4.	0 2	AG 1	1	DESOTO PIN		34
4	89400	ODC	7274	TRENTWOOD P	155000*N	2 4.	0 2	AG N	J	DESOTO PIN		34
	02400	CBC	4616	HAMLETS GOV	149900*N	3 2.		AG Y		HAMLETS GR		34
	90//6	PELS	3242	BRANCH CREE	146950*N	3 2.				OTHER	1010	
	83351	ROCK	. 3800	RAVENWOOD P	145900*N	3 2.		AG Y	··	DESOTO PIN		34
٠.	85816	ROCK	4311	BEEKMAN PLA	144900 N		0 22					34
	89630	RMXP	5751	FORESTER 1.			5 21				* 1632	34
_	89381	. ROCK	3413	YONGE AVE	140900 N		0 21	70. 2	T	CEDAR CREE		34
	89105	ROCK	4779	TIVOLI PL	139900*N	2 2.				OTHER	C	34
-	89956	CBC	5789	HELEN WAY	177500			AG N		LONGWOOD R	* 1428	34
	91141	COLE	3452	SHADYBROOK	137300 14			AG Y		CEDAR CREE	0	34
		REXS	5766	FORESTER PI	135000 N		0 27	IG N	LAK	CEDAR CREE	0	34
	91150	ADVN	5560	FORESTER PO	134900 N		0 2A			CEDAR CREE	* 1870	34
4	91106	RRSV	4370	EDINBRIDGE	134900 N			G N		CEDAR CREE	* 1982	34
	91275	CBC	5517				0 2A			OTHER	* 1244	34
	89989	PEYC	3501	SHADY BROOK CRYSTAL LAK				G N	LAK	CEDAR CREE	* 1934	34
	91301	DMYD	7004	CRISTAL LAK	129900 N	3 2.	0 2A	G N	•	CRYSTAL LA	* 1701	34
Ţ	89229	CMDD	4630	HAMLETS GRO	129900 N	3 2.	0 2A	G N	•	HAMLETS GR	× 1622	34
	90645	SNDK	4630	HAMLETS GRO	129900*N	3 2.		G N		HAMLETS GR	0	34
	88358	CBC	5/60	FORESTER PO	129000 N	3 2.0		G N		CEDAR CREE	Ô	34
1			5318	BARBAROSSA	122900*N	3 2.6		G N	*****	DESOTO LAK	U	
	89988	SRBY	5301	SAN JUAN DR	119900 N	2 2.0		GN		DESOTO LAK	^	34
	89815	TLCI	5591	SHADY BROOK	119500 N	2.0		GN		CEDAR CREE	0	34
	91381	CBC		ATTT.A ATTENTED	114500 N	2.0		GN			0	34
	36753	CBC	3883	TAMPICO DR. MONTE ROSSO	112500 N 3					DESOTO LAK	Ō	34
Ţ.	91100	VRCR	5700	MONTE ROSSO	112000 N 2			GN		DESOTO LAK	0	34
•	7773	CBC	3437	GOCIO ROAD				GN		RIVIERA CL	0	34
K	90478	MNRG	3916		106900 N 3			G N		MAPLE HAMM*	1319	34
Ŀ	0342	ADVN	3612		99900 N 3	2.0	ON	O N		DESOTO LAK*	1713	34
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C	37 1 R	PRGI	3801		87900 N 3	2.0	2A	G N		DESOTO LAK*	1627	34
E	16599	SNDR	3420	DESOTO ROAD	85000*N 2	2.0	1A	G N		DESOTO LAK*	1/20	34
	7737	CSCD	4920	LOCKWOOD RI	82000 N 2	2.0	1A	G N	LAK	DESOTO TAK	1326	34
g	1103	ADVA	3777	DESOTO ROAD	/4300*N 3	2.0	-ON(	3. N		OTHER	ő	34
۾ ا	8857	יענערע ע	5770	DESUTU ROAD	74797 N 3	1.0	ONO	ΟŃ		DESOTO LAK*		34
		4T A TA	3700	LOCKWOOD RI	24900 N 2	1.0	ON	NC		OTHER	7414	34
							J-4,	,		~ ~	U	34

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'ML# 89350	BROKER RMXP 2062	ADDRESS WASATCH DR	PRICE RP BD BA PK PL WTR SUB SF-LA A	#
89521	ROCK 43	ARBOR OAKS	199900 N 3 2 0 2AG V LAK OTHER	
86807		ARBOR OAKS	1733900 N 3 2.0 2AG Y PON ARBOR OAKS 0 3	
88064	<b>REXS 2000</b>	WYNDHAM DR	-74000 $-10$ $-$	
.87068	<b>REXS 2150</b>	WASATCH DRI	155000 N 3 2.0 2AG N OTHER 0 35	
89360	<b>REXS 2025</b>	WASATCH DR	155000 N 3 2.0 2AG N OTHER 0 3	
89305	<b>REXS 1864</b>	WYNDHAM DD	150000 N 3 2.0 2AG N OTHER 0 35	
90447	MTVR 5161	COUNTRY MEA	140000	5
189967	ADVN 123	WHISPERING	140000	5
88494	MIVR 5455	SOUTHERLY W	148000*N 3 2 0 2NG V TAY OFFICE TOUZ 35	
91219	CSCD 5556	BRIAD CODES	137900 N 3 2 0 23G N	
88301	RMXP 3706	POND VIEW L	134900*N 3 2 0 23C 3	
191063	MTVR 1720	COUNTRY MEA	130000*N 3 2 0 230 N Tark	
190124	KMXP 2187	WOOD HOLLOW	129900 N 3 2 0 2AG N WOODS 150 35	
96507	MIAK 3/10	PIN OAKS ST	127900 N 3 2 0 2AG N CLEM ONEG 35	
88356	POCK 3600	CALLIANDRA	124900 N 3 2.0 2AG V GIEN ONES 151	
91697	MITTING 2006	GLEN OAKS M GLEN OAKS M	123000 N 2 2.0 2AG N GLEN OAKS * 1630 35	
90380	ADVN 4205	PRUDENCE DR	122500 N 2 2.0 2AG Y GLEN OAKS * 1630 35	
86264	ADVN 5859	PAUMA COURT	119900 N 4 2.0 2AG Y KENSINGTON* 1911 3E	
88229	CBC 3707	GLEN OAKS M	113300 N 4 2.0 2AG N DEER HOLLO* 1511 35	
88810	RLBJ 4077	CHICHOLM	110900 N 2 2.0 2AG Y GLEN OAKS * 1609 35	
91548 .	ADVN 2826	PARAMINOD DI	TISOUU N 3 2.0 2AG N KENSTNGTON* 1536 35	
71458	ADVN 5854	COVINGTON M	114900 N 3 2.0 ONO Y KENSINGTON 0 35	
3/643	ADVN 3765	HEATHED LAW	111100 N 3 2.0 2AG N DEER HOLLO 0 35	
3/458	ROCK 5345	SARAPOINTE	113900+N 3 2.0 2AG N HEATHER LA* 1582 35	
07400 (	CBC 1173	DEER HOLLOW	99700 N 3 3 0 12G N EASTPOINTE* 1458 35	
90108 (	CBC 648	TATODI CIRC	95900*N 3 2 0 0NO N	
39619 (	MTVR 1818	FERN AVE	04000	
38843 W	JBC 3250	27TH PARKWA WILLIS AVE DANTE DRIVE	94500 N 2 3.0 1AG Y KENSINGTON 0 35 94500 N 3 2.0 1AG N KENSINGTON* 1453 35	
30186 7	ADAMA SASSA	WILLIS AVE	92500 N 4 2.0 0NO Y PEACEFUL V 0 35	
39771 Z	1DVN 342/	DANTE DRIVE DEER HOLLOW		
9140 M	MTRI. 1142	RUSSELL AVE	88500 N 3 2.0 1AG N DEER HOLLO 0 35	
9990 R	REXS 2704 (	GALLEON PL	04999 N 3 1.5 1AC N COFFMAN MA* 1229 35	
		SULD VAR.		
7425 C	SCD 3220 (	FIOURTED on	84900 N 3 2.0 1AC N KENSINGTON* 984 35	
0052 R	OBB 3447 N	GOLD AVE GLOUSTER ST MONICA PARK	83000*N 3 2.0 1AG N KENSINGTON* 984 35 82900 N 3 2.0 1AC N KENSINGTON* 1360 35	
, U , U S IV	11 VK 2006 (		TOO SOLUTION TANGENCE TO THE TENDENCE TO THE T	
POTOZ A	WVN 2011 F	תליום מותמב	79900 *N 3 1.5 1AC N KENSINGTON 0 35	
TOTO M	TVR 3813 F	סת שיאמתואי	79900 N 2 1.0 1AC N KENSINGTON 35 79500 N 3 2.0 1AG N KENSINGTON 0 35	
T274 M	KEC 3856 2	TTH DADENIA	//UUU N 2 1 E 13/3 N	
OJ45 R	OSE 3403 T	מים עים דרוווו	/4900*N 2 1 0 130 37	
9700 A	REC 2002	EK AVENUE	/4900 N 3 1 0 1AC N VENCTNOTON	
9929 B	DVN 322 B	AILEY LANE	74777 N 3 2 0 22 0 23	
3898 M	OCK 1917 R	יבול א.ז'	/4400 N 2 1.0 1AC N KENCINGTON 1051	
9784 C	TVR 2732 L	ENCH PL	72000 N 2 2.0 1AC N KENCINGTON 1051 35	
3868 PM	MXD SOUS C	CHWALBE CHWALBE DR	69900 N 2 1 0 1DC N KENCINGTON	
JUJU AL	UVN 125 A	ፕፖልእየም አለተም	69900 N 2 1 0 4AC N VENCTNOTON	
1753 M	TVR 2759 F	OINTATM OT	69000 N 3 1 0 2NO N CREEDS 355	
7889 CC	OOP 3310 B	ARSTOW STR	67500 N 2 1.0 ONO N KENSINGTON 0 35	
		SIR	63900*N 3 2.0 1AC N KENSINGTON 0 35	

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91487 91285	CROS 1918	RICHARDSON RACIMO DRIV	PRICE RP BD BA 195000 N 4 2.0 169900 N 3 2.0 149900*N 3 2.0	ONO N LAK 2AG Y	OTHER	* 2095 RAN* 1799	36
			-13300 M 3 2.0	ZAG N LAK	RACIMO	RAN* 1919	36

91042 89776 91175 90716 82384 87846 91660 89825 91737	ROCK 3112 PRGI 4686 MREC 2877 MREC 4764 IGBC 3120 RMXP 1910 MREC 4709 RMXP 4750	GREENCROFT HEATHERWOOD GLEBE FARM RINGWOOD ME RINGWOOD ME HEATHERWOOD DALE CROFT RINGWOOD ME RINGWOOD ME	PRICE RP 199900*N 176500 N 174900 N 149900 N 149900 N 145000 N 139997 N 139000*N 129900 N	4 2.5 3 2.0 3 2.0 3 2.0 3 2.0 3 2.0 3 2.0 3 2.0 3 2.0 3 2.0	2AG Y 2AG Y 2AG Y 2AG N 2AG N 2AG Y 2AG N 2AG N 2AG N	LAK	MEADOWS	* * *	F-LA 1708 0 1708 0 1784 1894 1935 0	A#999999999999999999999999999999999999
		LONGMEADOW				LAK	MEADOWS MEADOWS	*	0 1116	

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87148 86442 91850 91520	MTVR 1752 MIVR 1563 SRGI 1961 ROSE 1862	CLEMATIS ST BAHIA VISTA	PRICE RP 179900 N 176000 N 129000 N 119900*N 109000*N	3 2.0 2 2.0 2 1.0 2 1.0	1AG N 1AC N 2AC N 0NO Y	,	SUB S SHORBLAND * SUNSET BAY* DESOTA PAR* BADGER HEI* HARTLAND P*	1671 1390 672 652	41 41 41 41
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BELLEVUE T\*

BELLEVUE T\*

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3137 NOVUS STREE

91608 RMXP 2267 HILLVIEW ST

\*\*\* A \*\*\* ML# BROKER ADDRESS PRICE RP BD BA PK PL WTR 88475 RRVV 2716 SUB SF-LA TANGLEWOOD A# 198000\*N 3 3.0 2AG Y BOA SOUTH GATE+ 3188 RMXP 3605 JAFFA DR 82987 42 189900 \*N 3 3.0 2AC Y CAN SOUTH GATE\* 2195 CSCD 3549 87571 BROOKLINE D 42 189900\*N 3.0 2AG Y FOREST LAK\* 1959 88039 PRGI 3379 SHEFFIELD C 42 189000\*N 3 2.0 2AG Y VILLAGE GR\* 2098 90279 ROCK 3374 SPRINGMILL 42 179000 N 3 3.0 91136 ROCK 2557 RINGLING BL SAG Y VILLAGE GR 42 174900 N 3 3.0 ONO N RINGLING B\* 89417 CBC 2320 TANGLEWOOD 1369 42 169900 N 3 2.0 2AG N RIV CSCD 3404 MINEOLA DRI FOREST LAK 85245 ٥ 42 169900 N 4 2.0 2AG Y CAN SOUTH GATE\* 88576 CSCD 2400 RIVER RIDGE 2373 42 159900 N 3 2.0 2AG N RIV SOUTH GATE+ 2AG Y SOUTH GATE+ ROCK 2619 BIGBLOW DRI 91836 2343 42 159900 N 3 2.0 SOUTH GATE+ 90463 3543 PEMBROOK DR CBC 1365 42 146900\*N 2 2.0 2AG Y 82382 RMXP VILLAGE GR\* 1751 3311 JAPPA DR 42 144900\*N 2 2.0 2AG N BOA SOUTH GATE\* 90431 CBC 2210 BENEVA ROAD 1381 42 139500 N 3 2.0 2AG Y 91524 MTVR 3807 FOREST LAK+ 3807 JAFFA DRIVE 3302 SHEFFIELD C 1877 138777 N 3 2.0 1AG N RIV SOUTH GATE 91151 CBC 42 138000 N 3 2.0 2AG 91322 RMXP 3431 PINB VALLEY Y VILLAGE GR\* 1755 42 135000 N 3 2.0 2AG N FOREST LAK\* 1714 RUSTIC LOD 88762 CRIS 2514 LOMA LINDA 42 135000 N 5 3.0 1DG N 90272 PRGI 2311 SIESTA DR 42 129999\*N 3 3.0 1AG N SOUTH GATE\* 86254 CROS 2563 GROVE STREE 42 129987\*N 3 2.0 2AG N 88866 ADR SOUTH GATE 0 42 2313 ROBINSON AV 2.0 129900 N 3 2AG 91091 REXS 3232 BAHIA VISTA N ORANGE GRO 42 129900 N 2.0 2AC N RIV PINECRAFT \* 1467 3 89615 BUDG 1747 RIVIERA CIR 129900\*N 2 2.0 1AG Y FOREST LAK\* 1367 190457 CBC 3381 ROSE STREET 42 129900\*N 3 2.0 2AG Y SOUTH GATE\* 82820 ADVN 2503 TANGLEWOOD 90480 RMXP 42 129000\*N 2 2.5 2AG N SOUTH GATE\* 2100 2716 SIESTA DR 42 128900\*N 3 3.0 2AG N SOUTH GATE\* 1671 91572 CBC 2511 ESPANOLA DR 127500 N 2 91813 ROCK 2614 BIGELOW DRI 89326 SNDR 2721 TANGELO DRI 2.0 2AG N FOREST LAK\* 1398 42 126900 N 89326 91061 2 2.0 2AG SOUTH GATE N 42 125000\*N 3 2.0 1AC N ROCK 3547 FAIRVIEW DR SOUTH GATE n 42 124900 N 88552 3 2.0 2AG N SOUTH GATE\* 1430 CBC 2992 GREENBRIAR 42 124000 N 3 2.0 1AC Y GREENBRIAR\* 83502 RMXP 3158 IRVING STRE 1492 42 119500\*N 90593 ROCK 3241 VINOY PLACE 190958 REXS 2533 HIBISCUS ST 4 4.0 1AG Y BELLEVUE T\* 2133 42 119000 N 2 2.0 2AG N SOUTH GATE\* 1206 42 119000 N 87097 MILR 3317 SCHOOL 91305 BSQR 2248 TULIP STREE 2.0 1AG N SOUTH GATE\* 1706 42 115900 N 3 2.0 -2AG N SOUTH GATE\* 1642 42 115000 N 38551 CSCD 3261 KEY AVE. 2.0 2NO Y SOUTH GATE 42 114900 N 2 90665 ADVN 2811 BOUGAINVILL 88717 SORR 3522 PINECREST S 2.0 2AG Y SOUTH GATE\* 1322 42 112000 N 3 2:0 SORR 3522 PINECREST S 2AG N SOUTH GATE\* 1568 42 112000 N 2 2.0 91249 2AG VILLAGE GR\* 1299 ASTR 1215 SHADE AVENU Y 42 110000+N 3 2.0 ONO N 91854 RUSTIC LOD\* CBC 2460 GOLDENROD S 1734 42 110000 N 3 2.0 2AG N SOUTH GATE 88711 CBC 3316 KEY AVENUE 42 86657 ROCK 3305 110000 N 2 2.0 2AC Y SOUTH GATE 0 42 SCHOOL AVE 109900\*N 3 2.0 91273 ADVN 1AG N 1596 42 980 BRINK SOUTH GATE\* 109900 N 3 2.0 91110 ADVN 2720 DAVIS BLVD 91749 CSCD 2070 ORCHID ST. 1AG Y ROBINHOOD \* 1652 42 108000\*N 3 2.0 2AG N WOODBURY 2070 ORCHID ST. + 1330 42 107900 N 3 2.0 30797 BANZ 2744 GOLDENROD S 1AC Y SOUTH GATE\* 1560 42 105000 N 3 2.0 91872 1AG N CBC 2332 VALENCIA DR SOUTH GATE\* 1675 42 102900 N 3 2.0 102788 N 3 2.0 91732 CROS 2552 HUNTINGTON 1AG N SOUTH GATE\* 42 9450 MTVR 1101 LOCKWOOD RI 2.0 2AG N ORANGE GRO 0 42 99500 N 3 2.0 ONO N RIV OTHER 7975 ADE **3314 JAFFA** 97900+N 2 1.5 42 89976 1AC N SOUTH GATE\* 1375 FSUN 3101 IRVING ST 42 96900\*N 90820 2.0 1AG N BELLEVUE T\* 1522 2708 CROTON AVE BUDG 42 96500 N 7139 0175 2 JOSH 3079 1AG N IRVING ST SOUTH GATE\* 1378 42 94900\*N 3 2.5 CBC 2NO Y

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89182 C 81776 S 91365 C 91467 R 85867 C 91699 P 89975 R 91274 P 89823 AR 89823 AR 89823 AR 89823 C 37495 C 90741 C 90384 C	BC 3136 BC 2424 NDR 3105 BC 1307 OBB 2893 SCD 3708 RGI 3036 OBB 2434 REF 3399 DVN 3135 MXP 2261 STR 2311 SCD 2471 SCD 3214 SC 307 SC 2928	WOOD STREET SWEETLAND A NOVUS COURT SHADE AVE LOUISE ST SAWYER ROAD ALTA VISTA NOVUS 12TH BAHLA VISTA	84900 N 3 2.0 1AC N 83900*N 2 2.0 1AG N 83500*N 3 2.0 1AG N 83500*N 3 2.0 1AG N 83000 N 2 1.0 1AG N 82000 N 3 2.0 0NO N 79900*N 2 2.0 1AG N 79900 N 2 2.0 1AG N PATRICIA M* 1326 42 PINE VIEW * 924 42 BELLEVUE T 1159	

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ML# BROKER ADDRESS	
	PRICE
89578 DPGT ATTE PRAIRIE VIE	PRICE RP BD BA PK PL WTR SUB
88728 SNDR 4622 LITTLE JOHN 87726 RMXP 4954 LITTLE JOHN	195000 N 4 3.0 2AG Y SETTI FATTER A#
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90918 POPP FF COTTONWOOD	166000 H 3 2.0 2AG N STANDOAH* 1980 45
90297 DOCK 4487 TRAILS DRIV	WOODLAND DE CALL
	LAKES RETAR
87271 ADVN 1209 CORK OAK ST	164900*N 3 2 0 555 T COLONIAL OF 1655 43
87271 ADVN 1209 CORK OAK ST 91131 RMXK 4770 MATE	139900 N 4 2 A THE MAKES RETARES
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88617 OSIS 3824 GATEWOOD LA	150000 transfer was 0 44
MIVR 4103 WOOD LA	150000 ir . The ANG N Cumpro 22/2 47
89302 PROT SEE WOODVIEW DR	157000+N 4 2.5 2AG N LAK TAKENOOD F 0 43
L 89260 Cma .== '= MAPLIKLAPD +	15490011 3 2.0 2AG N WOODRON * 1821 43
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186419 CBC 5860 OTD MARIAN	JAKENNAN WILL III WONNERS
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	144900+N 4 5 2 2 COLONTAL C. 43
	144900+N 3 5 2AG N COLONTAL 1/8 43
	14200011 - 44G N Grant V 1911 A
	139900 17 5 7 476 N COLOURS 13// 43
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190360 Prost Total ASBURY	ACCOUNTY A A " MADINITATION " " TO
91863 ROCK TON WAY	TAMARON TO TAMARON
AAA TOO A TO A CORRESPONDE	12/900 N 4 2 0 235 N LAK SPRING LAK + 12 43
	14/700 N A n n SARAGOTA n. 11-10 43
	126900 N 3 3 0 2AG N TAMARON 1032 43
19261 CBC 2203 CORK OAK	124900+N 3 5 2 22 N HAK COLONTAL 5 2000 43
	19900 M 2 1009 43
1047 ROCK 2326 MYSTIC DRIV	19900 W 3 2.0 2AG N LAY COTONIAL O* 1388 43
1414 CBC 2385 TALL ON 1	18000 N 3 2.0 2AG N 1503 43
1129 DAVES - TOWNSTON WAY	TOUUL N 3 5 5 TO 1 HALL SARREAMS 6. TTO 43
	TO THE RESERVE TO THE TANK COLONIAL OF THE TO
1331 TOVN 4345, CORY	14997 N 3 3 6 AAG. Y CRDAD WOT 1266 43
9341 SNDR 115 HOURSDALE 1	14900 M 2 2 ZAG N RPENTILLO
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BAD Kross WULK ATM	
825 SRGI 2535 COACON DRIV	N 2 2.0 2AG N SAKASOTA S
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	SARASOTA SE SARASOTA
002 PRGT 2000 BUCIDA	
A 4	2500 M 1144 42
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539 SNDR 5871 WHISTLEWOOD 9	8700 N 4 2.0 1AG N SAPAGOOD * 1752 43
AND THE PROPERTY OF THE PROPER	DEAD II 2.0 2AG N
MIVR 5522 DINCES	6500+N = 2.0 2AG N ===================================
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	0 43

ML# BROKED		
	775 m ev-	
	PRICE RP BD BA PK PL	Esterna
# 91489 CDC - BROOKMEADE		
90006 CDG TEAL AVENUE	33300 N 3 1 0 000 N	SAMMADITA OF 1000
91845 CBC 433 PERBER STRE	93500 N 2 2.0 1AG Y	RIDGEWOOD 1 112 33
88790 SRGI 5551 CEDARWOOD D	92500 1 3 2.5 3NO N	GARCASOTA C+ +5
87021 MNRL 2219 STRATFORD	92000 W 3 2.0 2AG N	READDON 0 43
TOUTE RUCK DETA	91500 N A 7 7 7 7 10 N	PTTYTTT - 1264 43
I 87526 DMV TO ULNWOOD OWN	89900*M / T' T VNO I	
1190490 PMVn . TV PARUED ORV	89900 M 2 E CHO M	BRENTWOOD + 4523
90490 RMXP 4216 RUTH WAY	03300 17 2 2 2 2 2 3	PARASOTA C
90817 CPG STAY BUCIDA DETV	99999 N 3 2.0 1AG N	PEARDRD OX
1 88975 ADVIN FALL WANDERWOOD	90000 4 2.0 1AG N	SAKASOFA C
90495 ADVN 400 GOLDEN SAND	8990043 3 2.0 1AG N	- CONTMOND T 112
90647 OSIS 4510 BUSTI DRIVE 91337 CROS 4538 BUSTI DRIVE	89900 N 2 2.0 LAG N	PTD057000 7 1350 43
91337 CROS 4538 BUSTI DRIVE 89938 ROCK 2103 WINDE	89900 M 2 - 2 - 14G Y	
89938 ROCK 2102 VINSON	89579 N 5 2 2 4AG N	SARASOTA C. 1223 43
88606 CDC TTO PRESCOTT CT	83000 M 3 2 7 TWG N	SAKASOTA C
89719 Tropic SACON AVE	OCCUPATO A SECOND	SARASOTA C
91204 POOR YOUR BALL DRIVE	87500 N 3 2.0 1AG N	SARABOTA C+ 10-
89451 ADVN 4467 DENICE LANE	85000+1 2 1.5 IAC Y	ALGHLAND C+ 1122 123
91049 ADVN 2035 VINSON AVE	84900+W 2 2.0 2AG N	GAPA COM: # 1405 43
91611 ROBE 2027 FAIRFIELD A	83900 N 3 2 2 ANG N	970200TA S* 1258 43
91831 PRGI 3226 BELMONT BLV	83500 M 3 3 3 0 0MO M	SARASOTA C+
91328 CSCD 3984 CALVIN LANE	82500 N 2 1 1 1 1 1 1 N	SARASOTA C+ 13
JUSES Merron - = MARKURD OR to	79900 N 2 2 2 4 ANG N	SARASOTA C+
POSSE ROBB FOR MCENTOSH RO		SARASOTA C
1008 ADVN 405 GANTI AVE	79900 N 4 2.0 2AC N Tar	PEARDED ON THE TO
10511 perm - Calaus Saben	79900 N 2 2.0 ONO N	SARASOTA 6 33
	77900 N 2 1.0 1AG N	CEDAD TO 43
9066 ROBB 3879 CORNEILUS C	75000 N 2 2 2 4 4 5 N	CEDAR HOLL* 910 43 SARASOTA S 0 43
	/5499 N A 1 2 2 2 10 N	RIDGEWOOD 4 43
19671 Cha 235 CORNELTITE a	67900*N 3 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	#ASTWOOD
19106 ADVA WABBER CODD	63500 N 2 1 2 VNO N	EASTWOOD OF SET 43
40 CHRISTIE AV	49000 1 2 1.0 1NO N	BASTWOOD 3
	13300*N 2 1 0 010 11	SARASOTA C+ 0-5 43
	• • • • • • • • • • • • • • • • • • • •	TUCKERS 0 43
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<b>周</b>		
"ML# BROKER ADDRESS	DD	
89803 SNDR 4521 MIDLAND ROA	PRICE RP BD BA PK PL	WTR SUB SF-LA A#
91670 MNCB 3915 MOCKINGBIRD	477000 N 3 2 5 21C V	TITTO TELEVISION OF THE PARTY O
	133000 N 2 2 0 22G M	DAY Amirian
80164 PRGI 3900 COUNTRYVIEW	189900 N 3 2.0 2AG Y	BAY OTHER * 1399 52
90571 SRGI 3696 COUNTRY PLA	189900 N 3 2.0 2AG Y	COUNTRY PL* 1974 52
S 033T3 ADVN 39/1 COUNTRY VIE	188900+N 3 2.0 2AG Y	COUNTRY PL* 1891 52
IN COCO LBC 40/4 REDETED OFF	188900*N 3 2.0 2AG Y	COUNTRY PL 0 52
	184900*N 4 2.5 2AG N	DUTTI TOOT + 00
86206 MTVR 2466 CONSTITUTIO 88300 RMXP 5410 MATTHEW COU 91245 MTVR 4510 WORCESTER R 86883 CSCD 3610 EGERTON CIR	179900 N 3 3.0 2AG Y	COIRMENT
88300 RMXP 5410 MATTHEW COU	169900*N 4 2.0 2AC N	DITT + TOO
91245 MTVR 4510 WORCESTER R	159997 N 3 2 0 2AG V	Omites .
96993 CCCD 3610 WORCESTER R	159899 N 4 2.0 ZAG N	
86883 CSCD 3610 EGERTON CIR	158000 N 4 2.5 2AG Y	VIRGINIA H 0 52
91725 SNDR 3343 PLANTATION	40000	BENEVA PAR* 3516 52
BO3464 KMXP 4404 MEADOW CDEE	163000	SOUTH POIN* 2285 52
LEPTOPI SKUS 3629 ECEPTON CIP	153000*N 5 2.0 2AG Y	TITTE ON THE
90502 RMXP 5316 FOX RUN RD	149900 N 3 2.0 2AG Y	
89380 SRGI 5708 BRITANNIA	149900*N 3 3 0 2AG V	DIPORT S
88700 CBC 5550 SAINT LOUIC	147500 N 3 2 5 2AG N	WESTLAKE E* 2093 52
	446000	PHILLIPPI * 1493 52
1360/420 UBC 4954 UPT Parm on	4 4 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	LAK SARASOTA V* 1793 52
J1033 HDR1 2675 PPVCH + 339m	2.0 2AG N	FOREST LAK* 1014 FO
INJUASU SNUK 3048 GYDGV GTDDD	430000	PON BROOKSIDE 0 50
INCUSOR ADE SEST CAMPED AFRA		NV American
LOOPES CAMPER CIRC	433300°N 4 1 N 21G V	Citaba a car
91400 RMXP 4822 SAWYER PINE	139900 N 3 2 0 0NO V	TTT CITY & CO
#90955 ADVAL 4106 SAWYER PINE	135000 N 2 2.0 OAG Y	HIGH ACRES* 1197 52
90955 ADVN 4126 NELSON AVE	49PAAA	SAWYER PIN* 1448 52
LEPTY / 4 ADIK 5406 CPPTDTM ***	135000	KALLAS 0 52
2±300 MIVK 2811 DTVPD brites	434000	WESTLAKE E 0 52
1 97333 CSCD 4481 DTMM Amages	134900 N 3 2.0 2AG N	RIVER PINE* 1837 52
HPTAUL CSCD 5206 STIGART ATTE	133900*N 3 2.0 2AG Y	
87413 ADDIY 4104 PINE MEADOW	129900 N 3 3 0 2AG N	T T T T T T T T T T T T T T T T T T T
87413 ADVA 2500 FINE MEADOW	127000*N 3 2.0 2AG N	RIVER FORE 0 52
87413 ADVN 2588 LORDS LANE 88761 CBC 4300 CACTUS AND	119900*N 3 2.0 2AG N	PINE MEADO* 1496 52
88761 CBC 4300 CACTUS AVEN	110000	LANCASTER * 1625 52
107309 RULE 4114 PINE MEADOW	110001	FLORA VILL* 1492 52
MOUNTAIN NA	7 4 7 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	PINE MEADO* 1460 52
IO/430 CBC WOODWARD ***	1177000	OTHER 0 52
10/401 CBC 4/42 WOODMAND DE	117000*N 3 2.0 2AG N	Omitme 0 32
87449 CBC WOODWARD PL	11/000*N 3 2 0 2AC N	Amres 0 32
NOODWARD PL	11/000*N 3 2.0 22G M	074
OLCOP TO TOUR MONIEVISTA	115500*N 3 2.0 2AG N	MOTAL A COLL
CAR INDUALD	109900*N 3 2.0 1AC N	TOWN & COU* 1651 52
99701 ADVN 5222 SUSAN AVE 99013 SNDR 4537 OLIVE	10000	HARBOR OAK 0 52
39013 SNDR 4537 OLIVE AVE	107900 N 2 2.0 1AG N	RIVER FORE* 1844 52
1740/0 DNUK 1909 WADDEN CORP	107900 N 3 2.0 1NO N	FLORA VILL 0 52
132442 LDL 3617 WDVDASS	TUDUUU N 3 2 0 22G M	77.77.77.7
311EC DOOR ADDITIONS HAW	101500*N 3 2 0 130 12	Figure
20926 REGI 3954 WOODROW STR 3954 WOODROW STR 3954 WURDOCK AVE	99900 N 3 2.0 1AG N	DDD DIDGE
91187 PEVC 4000 WOODROW STR	99000 N 3 2 0 230 N	BEE RIDGE * 1405 52
91187 REXS 4220 MURDOCK AVE	96000 N 3 2.0 2NO Y	PINECREST 0 52
I'YYJJ DMUK JAII ATTOMTM A	94900+N 3 2.0 2NO Y	HYMOUNT * 1211 52
1/+/UT ALIVN /6/// DIDING	94900*N 3 3.0 2NO Y	HOPE ACRES* 1200 52
P + V J O D D D D A A A A D T TD T T STAR A A A A	94900 N 3 2.0 1NO N	
**** / \$   DAM:	34500 N 3 2 0 0MO M	Ditt. +
P = 0 = 1	93500 N 2 1 0 1NO N	
10285 ROBB FACE ST.	JUUUU N 2 2 A 2NTA NT	HARBOR OAK* 1476 52
0285 ROBB 5422 NUTMEG AVEN	89900 N 3 2.0 2NO Y	JACKSON HI* 910 52
P - ( J + RUDB	89900*N 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	SUN HAVEN * 1213 52
" " " " " LOLII   JA 4 J   WUTTOSAA	89900*N 3 2.0 0NO N	SUN HAVEN * 1055 52
12200 ADVN 2116 (1878 MMSSSSS	89000 N 2 2.0 1AG N	WESLO WILL* 1951 52
1021 MTVR 3601 GLEN RIDGE	03000 N 2 2 A 1 X 2 X 3	
ATEN KIDGE	87900 N 2 2.0 1AG N	
		SOUTH GATE 0 52

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J	ML#	BRC		ADDRESS	PRICE A		A R A	ו אום	יויש דו	B CITE			
	89921	SNDR	2216	MILL TERRAC	84900*N	2	2 0	120	MI.		21	-LA	A#
ı	91802	CBC	2215	LEE LANE	84500 N	2	2.0	IAC	7.4	OTHER		0	52
	91325	MREC	5713	MURDOCK AVE	83000 M	2	2.0	IAC	N	LAS LOMAS		1105	52
-	90848	RMXP	2139	PALM TERRAC	83000 N	4	2.0	LAG	N	SUN HAVEN		1384	52
	91793	ROBB	3703	HELENE ST	82500 N	2	1.0	lAC	N	HARBOR OA	K*	999	52
Ē	87937	CBC	4408	SAWYER ROAD	79900 N	3	2.0	IAC	Y	SOUTH GAT	E*	1408	52
	90349	CSCD	4451	PIKE AVENUE	79900*N	3	2.0		N	FAIRLAND	E	Ō	52
_	89593	ROCK		HYMOUNT AVE	79900 N	2	1.0	<b>1NO</b>	N	SARASOTA I	H	Õ	52
	91006	CSC			79900 N	2	1.0	ONO	N	HYMOUNT	*	950	52
•	90083			BENEVA ROAD	78500 N			1AC	N	SOUTH GATE	?★	1174	52
	88610			WORRINGTON	78000*N	2	1.0	2NO	N	SOUTH HAVE		1196	
				LORDS AVE.	73000 N	2	1.0	1AC	N	STICKNEY F		1010	52
	90730			NASSAU ST.				1AC		BAHAMA HEI			52
				SUNILAND ST			_	1AG		SUNILAND		924	52
	89732			SLOAN AVE		_		1AG			*	862	52
		RMXP	4839	LORDS AVE		_				SUNSET	_	0	52
	91515	RMXP		GRAFTON ST	<b></b>	_		2AG		HOPE ACRES	*	1076	52
ı					52498 N	2	1.0	2NO :	N	RYDBERGS	*	792	52

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7,074	220		·
MTTM.	BROKER	ADDRESS	PRICE RP BD BA PK PL WTR SUB SF-LA A#
9107	0 CRIS 4876	WOOD POINTE	199900 N 2 2 0 23 C V CD CT
9064	2 CBC 4842	WILDE DOTAIN	10000
<b>4</b> 8852	7 ERIC 5533	MAGNOLTA RI.	
8522	6 BILB 5385	DOMINICA	
_84848	8 SRGI 5802	SANDY POINT	103900 N 3 2.0 2AG Y LAK CENTER GAT 0 53
8685	6 PMYD 4471	DIAMOND CIR	189000 N 3 2.0 2AG Y GROVE POIN 0 55
9168	2 HATS 5150	DIAMOND CIK	18/500 N 3 2.0 2AG Y EMEDATO CA+ 1960
		BLISS RD	186900 N 3 2.0 4AG Y RIJES PETA+ 1500
01.004	ADVN 4445	OPAL COURT	179900 N 3 2 0 22G N LAY FINEDALD CO.
9109	/ RMXP 4906	POST POINTE	178900 N 4 3 0 23C N 13T CONTROL OF
91340	MIVR 4111	MAVERICK AV	
<b>8933</b> 3	RMXP 4512	TOPAZ CT	
88897	REXS 5232	SUMMERWOOD	170000*N 3 2.0 2AG N LAK EMERALD GA* 2006 53 169900 N 3 2.0 2AG Y SPRINGWOOD* 1731
<b>▶77683</b>	CBC 4932	BLISS ROAD	103300 N 3 2.0 2AG Y SPRINGWOOD* 1721 53
91111	RMYD 4921		169900 N 5 3.0 2AG Y LAK BEE RIDGE * 2421 53
<sup>1</sup> 91109	PMYD 4010		169503 N 4 3.0 2AG Y GROVE DOTAL OF
89986	MOTH 4910	POST POINTE	168900 N 4 2.0 2AG N LAK GROVE DOIN 0 53
_03300	MGTH 4484	DIAMOND CIR	100900 N 1 2 0 23/2 N
90243		SUNNYDALE C	168900 N 2 2 0 22C M
#85827	RMXP 4868	POST POINTE	161900+N 4 2 0 TAGEN
88637	MGLH 5348	ASHTON MANO	
18822	PRGI 4801	POST POTNITE	155000 THER 0 53
38566	REXS 4501	DIAMOND CIR	155000 N 3 2.0 2AG N GROVES 0 53
191094	RMXP 4864	POST POINT	TOUGHT S Z.U ZAG N PMPDATH CAL TOUC TO
90572	CCCD ESEC	ASHTON MANO	$\pm 21300$ N 4 3.0 2AG N GDOVE DOTN $\pm 2130$
89337	7D701 4126	ASHION MANO	151/35 N 3 2.0 2AG N OTHER
91010	TD AM #136	CENTER GATE	149999 N 3 2.0 2AG V CENTER CATT 1007
1010	CBC 5202	OLD ASHWOOD	149900 N 3 2 0 220 W
31102	KMXP 4876	POST POINTE	149900 N 3 3 0 33G N
BOOTS	HDR1 5198	OLD ASHWOOD	149900+N 3 2 0 220 V 727 3000
<b>ア</b> Uコソ4	CSCD 5332	AHSTON MANO	140000000000000000000000000000000000000
P1803	TNAY 5318	COLONY MEAD	
91115	RMXP 4860	POST POTNITE	011141
88639	MGLH 5389	A SUTON MARK	148900 N 3 2.0 2AG N GROVE POIN 0 53
91594	RMXP 4318	MEADOWLAND	145000 N 3 2.0 2AG N OTHER 0 53
90617	CSCD 5372	ASHTON MANO	143300 N 3 Z.O ZAG Y MEADOWTAND+ 1665 Fo
90644	EDIC 53/2	ASHTON MANO	142275 N 3 2.0 2AG N OTHER
71645	MINI 5340	ASHTON MANO	139900 N 2 2 0 23G N
		COLONY MEAD	139000 N 3 3 0 33G W
7+44	KMXP 4869 1	POST POTATOR	133900 N 2 2 0 22G N
3330/	ADVN 4306 N	MED DOWN AND	124999 N 2 2 0 22G W
<i>7</i> 0405	REXS 4309 N	MEADOWLAND	124999 N 2 2.0 2AG Y MEADOWLAND* 1626 53
,004T	CBC 4701 7	איים ביותות דיף א	123900 N 3 2.0 2AG N LAK MEADOWLAND* 1442 53
38752	ROBB 5453 (	TOI.ONV tave	122950*N 3 2.0 2AG N ASHWORTH P* 2256 53
d <b>3699</b>	ROBB 5477 (	COLONY I AVE	113000 N 3 2.0 2AG N LAK OTHER
ძ8331	CSCD 5239 N	OFITED AND	109900*N 3 2.0 2AG N OTHER
8954	ROBB 5339 C	OLULER AVE	99900*N 3 2.0 2AG N CEDAR CROV 6 55
.83.83	ECCD FICE N	OLONY LAKE	99900 N 3 2.0 224 N OTHER
8342	esco 5166 M	OELLER AVE	99900*N 2 2 0 12 0 2 1 0
20047	CSCD 5217 B	IRCH AVE.	99900*N 2 2 4 23 4 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
0347	CSCD 5220 B	ייניא א זוי <i>י</i> ע דו TD	99900*N 2 2 4 22 2 3
. 4335	CSCD SVES D	TD/III x tree	
,,001	<b>LSCU 5236 R</b>	מודא נדי בדי	
,0340 ,	しろじひ ちえちつ ロ	TD/TI STEE	25500 N 3 2.5 2AG N CEDAR GROV 0 53
U 2 3 3 3	SNUR 4547 D	TVD Atmanie	99900*N 3 2.0 2AG N CEDAR GROV 0 53
,0044 (	CSCD 5309 A	TOTAL TOTAL	39000 N 3 2.0 2AG N GADAGOTA II A FA
0039	CBC 3925 A	OCUICE TO	94900 N 3 2.0 2AG N CEDAR GROV 0 53
9387	ADVN 5345 A	OCHISE TER	94900 N 3 2 0 1AG V SOUTH BIDGE 1046 TO
0541	PMYD AEEC ~	SHION ROAD	93900 N 3 2.0 2AG N CEDAR CROSS 1246 53
7305	RMXP 4556 G	ALLUP AVE	90000 N 3 2 0 1DC N G3D3 CCT3
.506 (	OSIS 4036 M	AVERICK AV	X/9/1/14NT 7 7 6 4 3 6 3 5
			87900*N 2 2.0 1AG N OTHER * 1249 53

91613 CBC 88873 CBC 91223 CROS 90620 ROBB 90599 ROCK 86349 TNAY	ADDRESS 4549 GALLUP AVE 3946 MESA AVE 3901 MESA AVE 4050 RADNOR PL 4325 BENEVA RD 4824 LAS VEGAS D 4841 RENO DRIVE	78000*N 2 2.0 1AG N SOUTH R 77183 Y 3 1.0 2NO N SOUTH R 71500 N 2 1.0 0NO N SPRING 70900 N 2 1.5 1AC N SOUTH G 39900 N 2 1.5 0NO N HOLLYWO		A# 53 53 53 53 53 53
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	ML#	BROK		ADDRESS	PRICE RP	B	D BA	PK I	or. W	rr	SUI	3 9	F-LA	A#
_	90512		4777	OVERBURY PL		3	2.0					_	2334	54
	88176			HAWKSHEAD P	199500*N	3	2.5				BENT	TREE *		54
	91568		4779	OVERBURY PL	144900 N	3	2.0		N R	V E	BENT	TREE	0	54
	90902		4139	KEATS DRIVE	141897 N	3	2.0	2AG	N	E	BENT	TREE *	2070	54
4	88480		4577	CHARING CRO		3	2.0	2AG	N		BENT	TREE	0	54
f	91409		4224		141500 N	3	2.0	2AG	N	E	BENT	TREE *	1797	54
-	90579	RMXP	6756	MAUNA LOA B	136900 N	4	2.0	2AG	Y	I	LAKE	SARAS*		54
	91189	CSCD	6355		129900 N	4	2.0	2AG	Y	I	AKE	SARAS	0	54
U	91757		3973	WAKE AVE		3	2.0	-2AG	Ŋ	I	AKEV	IEW E*	1390	54
₽	91192	COLE	4173	WIAKIKI DRI	123500 N		2.0	1AG	Ÿ	I	AKE	SARAS*	1242	54
_	91708	RMXP		JAVA DR		4	2.0	2AG	N		AKE	SARAS	0	54
	89214	SNDR	6422	FRIENDSHIP		4	2.0	2AG	Y	I	AKE	SARAS	Ŏ	54
Ĩ	86923	RMXP		JAVA DR	119900 N	4	2.0	2AG	N	L		SARAS		54
			6571	SAMOA DRIVE		3	2.0	2AG	N			SARAS	•	54
	91374			BEE RIDGE		3	2.0	2AG	N		THER		0	54
_	91379	CBC		BEE RIDGE		3	2.0	2AG	N		THER		Ŏ	54
	88816			PALAU DRIVE		3	2.0	2AG	N			SARAS*	1367	54
Ü		RRSV	4121	PALAU DR		3	2.0	2AG	Y			SARAS*		54
	91017	MTVR		RANGI DRIVE	109900*N	3	2.5	1AG	N	L		SARAS	0	54
		APEX		TARAWA DRIV	109900 N	3	2.0	2AG	N .			SARAS*		54
				MAUI WAY	108900*N	3	2.0	2AG	N			SARAS*	1286	54
	89974			LANCASTER D			2.0		N	L		SARAS*		54
				PALAU DRIVE	99000 N	3	2.0		N	_		SARAS*		54
				JARVIS	94900 N	2	2.0		N			SARAS	0	54
		RMXP	3960	VANA DR	85900 <b>*N</b>		_		N	_		SARAS*	•	54
_	91147	ASTR	4045	PALAU DRIVE	72900 N				N	_		SARAS*	792	54
														- 1

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SARASOT: OC. OF REALTORS 923 -431 09/22/98 SARASOTA USER \*\*\* A \*\*\*

BROKER ADDRESS 90761 MTVR 6217 GOLDFINCH S 89822 WCRE 6305 HAWKINS ROA

PRICE RP BD BA PK PL WTR 194900 N 4 3.0 2AG N 139900 N 3 3.0 2AG N

SUB LAKEWOOD LAKEWOOD \* 1574

SF-LA A# 64 64

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# APPENDIX B LIST OF APARTMENT COMPLEXES

APARTMENT	TOTAL	EFF.			1 BR.		2 BR.		3 BR.	VL=Very Low
COMPLEX	UNITS	# R	RENT	**	RENT	*	RFNT	**	PENIT	L-Low
1. Alhambra 1851 Beneva Road Sarasota 941-922-7405	128			50	\$595-\$605	09	\$690-\$740	188	\$805-\$850	110 - L 18 - M
2. Central Park II 850 South Tamiami Trail Sarasota 941-362-0846	180			94	\$775-\$825	98	\$875-\$900			47 - L 133 - M
3. Cimarron Lake 5479 DeSoto Parkway Sarasota 941-351-4406	167			87	\$545-\$580	80	\$700-\$770			167 - L
4. Club Mar 2725 Club Mar Drive Sarasota 941-366-5561	248			129	\$535	119	\$655-\$690			248 - L
5. Colonial Grand - Palm Aire 8445 Gardens Circle Sarasota 941-359-2202	248			97	\$619-\$739	117	\$799-\$889	34 \$	\$915-\$1,015	156 - L 92 - M
6. Hidden Acres 1284 Hidden Acres Circle East Sarasota 941-753-6882	94	\$ 6	\$395	99	\$489	19	\$610-\$620			75 - VL
7. Hunter's Glen 2562 10 <sup>th</sup> Street Sarasota 941-365-2478	165			64	\$595-\$640	78	\$695-\$740	23	\$780-\$820	154 · L 11 · M
8. Huntington Place 3201 Huntington Place Drive Sarasota 941-951-1033	252			131	\$595-\$655	121	\$685-\$780			252 - L

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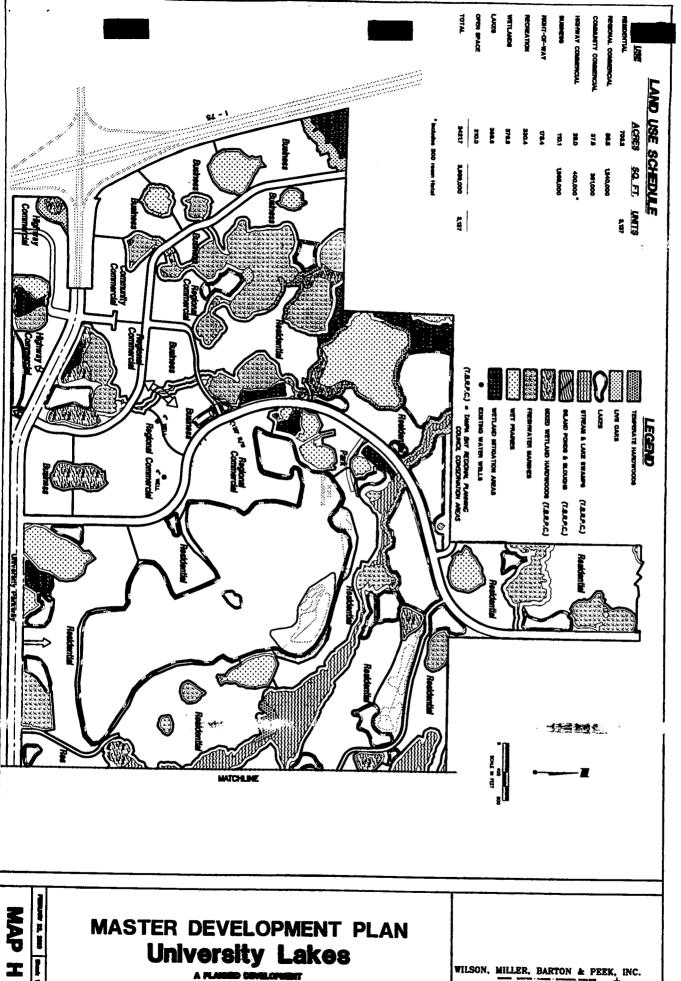
APARTMENT	TOTAL		EFF.		1 BR.		2 BR.	3 BR.		VL - Very Low
COMPLEX	STINII	78	TIATIO							L = Low
9 The Levinator			KEINI	11:	KENT	<b>*</b>	RENT	# RE	RENT	M = Moderate
3510 Cheshire Square Sarasota 941-366-5833	/97			96	\$570-\$595	120	\$660-\$685	39 \$805-\$860 12 4BR. \$905	3069	216 - L 51 - M
10. Marlin Lakes 1000 Marlin Lakes Circle Sarasota 941-371-6335	350.			137	\$605-\$756	165	\$785-\$830	48 \$890-\$935	935	220 - L 130 - M
11. Palm Place 7693 Alicia Lane Sarasota 941-355-8366	80	∞	\$390	56	\$500	16	\$610-\$625			8 - VL 72 - L
12. Park Vista 900 LaCosta Circle Sarasota 941-366-9432	108			56	\$525	52	\$565-\$585			108 · L
13. Savannah 4055 Mac Eachen Boulevard Sarasota 941-922-6700	08			42	\$625	38	669\$	46		80 · L
14. Shadowood 1927 Sanford Circle Sarasota 941-355-2426	139	41	\$385	26	\$449	28	\$599			111 - VL 28 - L
15. Summer Cove 7887 N. Lockwood Ridge Rd. Sarasota 941-359-0558	224			87	\$675-\$775	105	\$860-\$925	32 \$1,025	25	87 - L 137 - M
16. Summit Heron's Run 175 Heron's Run Drive Sarasota 941-377-7360	274			30	\$655-\$685 \$855-\$685	96	\$830-\$870			178 - L 96 - M

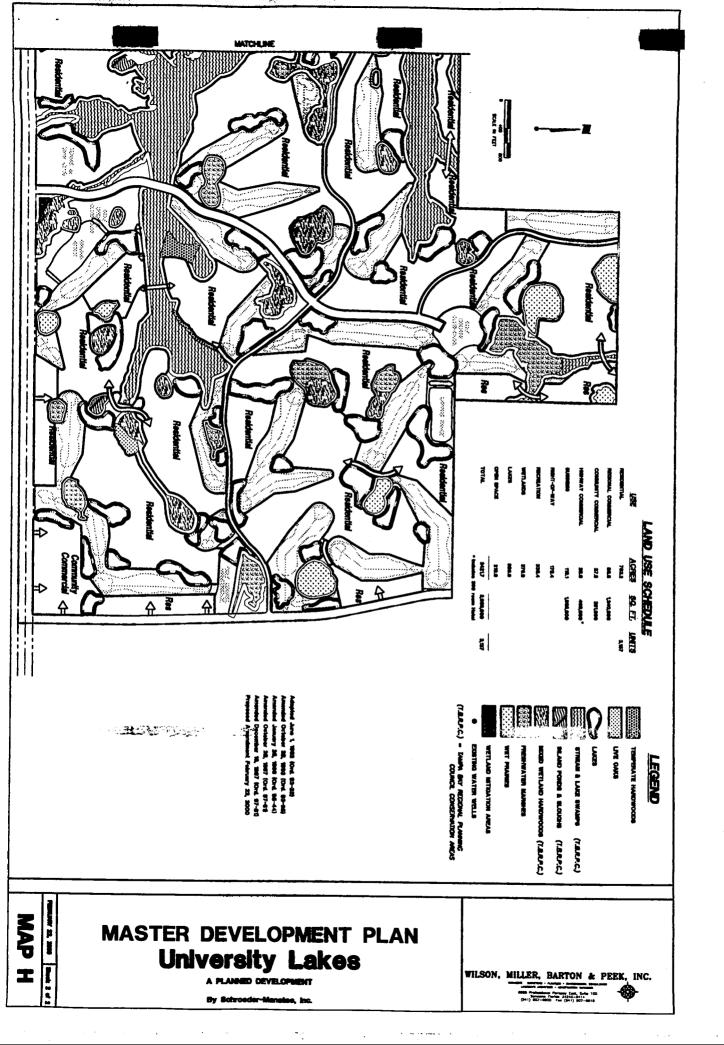
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APARTMENT	TOTAL	EFF.	=	1 BR.		2 BR.	3 BR.		VLVery Low
COMPLEX	UNITS	# RENT	*	RENT	**	RENT	#	RENT	L=Low M=Moderate
17. Summit McIntosh 4449 McIntosh Park Sarasota 941-377-7161	212		53	\$650	53	\$860		:	106 - L 106 - M
18. Sunridge 929 Sunridge Drive Sarasota 941-355-6142	93				84	\$750-\$780	45 \$900	\$900-\$920	48 - L 45 - M
19. Timber Chase 419 North Briggs Avenue Sarasota 941-954-0810	165		82 \$6	\$655-\$705	83	\$760-\$810			124 - L 41 - M
20. Timber Lake - Palm Aire 8226 60 <sup>th</sup> Street Circle East Sarasota 941-351-3595	260		87 <b>\$5</b> 87 <b>\$5</b>	\$565-\$585 \$590-\$635	98	\$760-\$780			260 - L
21. Turnbury Park 6104 Turnbury Park Drive Sarasota 941-360-9001	286		28 86	\$735 \$750	50 20	\$885	36 \$	\$1,090	114 - L 172 - M
22. The Tuscany 6001 Medici Court Sarasota 941-351-7266	400		144 \$6	\$650-\$690	176	\$790-\$910	80 \$990-\$1,020	1,020	232 - L 168 - M
23. Woodbury* 955 53 <sup>rd</sup> Street East Bradenton 941.745-1305	. 270		240	\$456	21	\$535	6	\$629	240 - VL 30 - L

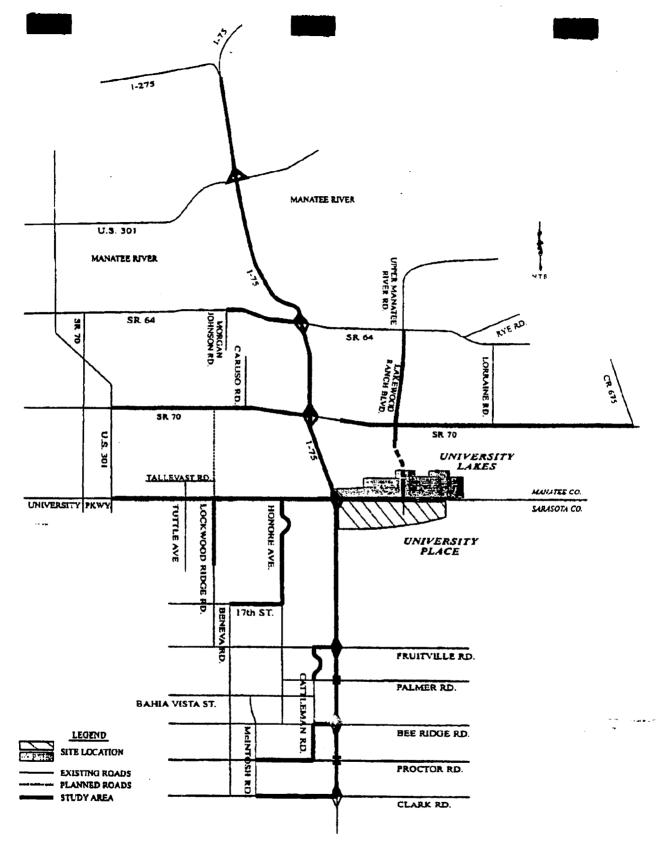
APARTMENT	TOTAL	EFF.	1 BR.	2 BR.	3 BR.	VL=Very Low
	,					L-Low
COMPLEX	UNITS	# RENT	# RENT	# RENT	# RENT	M = Moderate
24. Woodfield 2121 Wood Street Sarasota	70		20 \$600 50	50 \$650		70 - L
941-366-7461						
TOTALS	4,760	31 Efficiencies	2,347 1 Bedroom	2,006 2 Bedrooms	3 Bedrooms	434 - VL 3,126 - L 1,200 - M
					12 4 Bedrooms	

Note: \*This complex has the following income limits: 1BR. = \$18,186, 2BR. = \$20,784, and 3BR. = \$23,382. Source: Phone Survey conducted by Wilson, Miller, Barton & Peek, Inc., September, 1998.





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REVISED MAP J
Transportation Study Network

University Lakes

February 22, 2000

# **ATTACHMENT #6**

# **LEGAL DESCRIPTION FOR**

A TRACT OF LAND SITUATED AND BEING IN SECTIONS 28, 29, 31, 32 AND 33, TOWNSHIP 35 S., RANGE 19 E. AND SECTION 36, TOWNSHIP 35 S., RANGE 18 E., MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 35 S., RANGE 19 E., FOR A POINT OF BEGINNING; THENCE N 00°22'41" E, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2656.57 FT. TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE S 89°30'30" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1337.72 FT. TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHWEST 1/2; THENCE S 00°27°02" W, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/2, A DISTANCE OF 2656.59 FT. TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/2; THENCE S 89°30'25" E, ALONG THE SOUTH LINE OF SAID SECTION 29 (ALSO BEING THE NORTH LINE OF SECTION 32, TOWNSHIP 35 S., RANGE 19 E.), A DISTANCE OF 4003.06 FT. TO THE SECTION CORNER COMMON TO SECTION 28, 29, 32 AND 33, TOWNSHIP 35 S., RANGE 19 E.; THENCE N 00°40'07" E, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2236.01 FT.; THENCE S 89°31'24" E, PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 AND 3077.34 FT. SOUTHERLY THEREFROM, A DISTANCE OF 2665.72 FT. TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 28; THENCE S 00°45'47" W, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 2236.80 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 28; THENCE S 89°30'25" E, ALONG THE SOUTH LINE OF SAID SECTION 28 (ALSO BEING THE NORTH LINE OF SECTION 33, TOWNSHIP 35 S., RANGE 19 E.), A DISTANCE OF 2662.03 FT. TO THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S01°24'24" W, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 6019.29 FT. TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE N 89°58'32" W, ALONG THE SOUTH LINE OF SAID SECTION 33 (ALSO BEING THE COMMONLINE BETWEEN MANATEE AND SARASOTA COUNTIES), A DISTANCE OF 5320.24 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 33 (SAME BEING THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 35 S., RANGE 19 E.); THENCE N 89°58"32" W, ALONG THE SOUTH LINE OF SAID SECTION 32, AND THE COUNTY LINE, A DISTANCE OF 5320.24 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 32 (SAME BEING THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 35 S., RANGE 19 E.); THENCE N 89°58'32" W, ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE COUNTY LINE, A DISTANCE OF 4602.00 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00°37'10" E, ALONG THE WEST LINE OF SAID SECTION 31, ALSO BEING THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD NO. 93 (INTERSTATE 75), A DISTANCE OF 615.95 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 67°41'09" E, 216.00 FT.; THENCE RUN NORTHEASTERLY, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°57'32", A DISTANCE OF 248.66 FT. TO THE P.T. OF SAID CURVE; THENCE N 88°16'24" E, ALONG THE LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD NO. 93 (I-75) -"UNIVERSITY PARKWAY" INTERCHANGE, A DISTANCE OF 628.74 FT.; THENCE S 89°27'41" E, ALONG SAID LIMITED ACCESS INTERCHANGE RIGHT-OF-WAY, A DISTANCE OF 298.75 FT. TO THE EASTERLY END OF SAID LIMITED ACCESS INTERCHANGE RIGHT-OF-WAY; THENCE CONTINUE S 89°25°29" E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF "UNIVERSITY PARKWAY", A DISTANCE OF 133.18 FT; THENCE N 00°34'14" E, ALONG THE EASTERLY END OF SAID "UNIVERSITY PARKWAY" RIGHT-OF-WAY, A DISTANCE OF 336.00 FT.; THENCE N 89°26'21" W, ALONG THE NORTH LINE OF A 60 FT. WIDE F.D.O.T. SERVICEROAD RIGHT-OF-WAY, WHICH LIES PARALLEL AND CONTIGUOUS WITH THE NORTHERLY SIDE OF "UNIVERSITY PARKWAY", A DISTANCE OF 606.88 FT.; THENCE N 85°37'30" W, ALONG SAID SERVICE ROAD RIGHT-OF-WAY, A DISTANCE OF 460.53 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 396.00 FT.; THENCE RUNNORTHWESTERLY, ALONG SAID SERVICE ROAD RIGHT-OF-WAY, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°45'40", A DISTANCE OF 191.87 FT. TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 31, TOWNSHIP 35 S., RANGE 19 E., SAME BEING THE EAST LINE OF SECTION 36, TOWNSHIP 35 S., RANGE 18 E., (THE RANGE LINE); THENCE S 01°15'38" W, ALONG THE COMMON LINE BETWEEN SAID SECTION 31 AND 36 (THE RANGE LINE), SAME BEING THE

WESTERLY END OF SAID F.D.O.T. SERVICE ROAD RIGHT-OF-WAY, A DISTANCE OF 68.34 FT. TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF SAID STATE ROAD NO. 93 (I-75), SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 27°43'29" E, 456.00 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°29'56", A DISTANCE OF 274.57 FT. TO THE P.T. OF SAID CURVE; THENCE N 27°46'35" W, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY, A DISTANCE OF 566.48 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 4489.66 FT.; THENCE RUNNORTHWESTERLY, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°57'00", A DISTANCE OF 1014.75 FT. TO THE P.T. OF SAID CURVE; THENCE N 14°49'36" W, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY, A DISTANCE OF 899.55 FT.; THENCE N 13°40'49" W, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY, A DISTANCE OF 1016.32 FT.; THENCE S 88°46'12" E, A DISTANCE OF 1369.85 FT. TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 36, TOWNSHIP 35 S., RANGE 18 E., SAME BEING THE WEST LINE OF SAID SECTION 31, TOWNSHIP 35 S., RANGE 19 E. (THE RANGE LINE); THENCE S 89°40'28" E, A DISTANCE OF 1438.64 FT.; THENCE N 01°15'38" E, A DISTANCE OF 1532.73 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 31, TOWNSHIP 35 S., RANGE 19 E. (SAID POINT LYING S 89°40'28" E, ALONG SAID NORTH LINE, A DISTANCE OF 1438.64 FT. FROM THE NORTHWEST CORNER OF SAID SECTION 31); THENCE S 89°40'28" E, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 3165.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 28, 29, 31, 32 AND 33, TOWNSHIP 35 S., RANGE 19 E. AND SECTION 36, TOWNSHIP 35 S., RANGE 18 E., MANATEE COUNTY, FLORIDA.

## ALSO:

A TRACT OF LAND SITUATED AND BEING IN SECTION 34, TOWNSHIP 35 S., RANGE 19 E., MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N01°24′24″ E, ALONG THE WESTERLY LINE OF SAID SECTION 34, A DISTANCE OF 6019.33 FT. TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N 89°57′56″ E, ALONG THE NORTHERLY LINE OF SAID SECTION 34, A DISTANCE OF 12.0.2 FT.; THENCE S 00°51′27″ W, A DISTANCE OF 1.87 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2190.00 FT. AND A CENTRAL ANGLE OF 13°14′44″; THENCE ALONG THE ARC IN A SOUTHERLY DIRECTION, AN ARC DISTANCE OF 506.28 FT. TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 12°23′18″ E., A DISTANCE OF 982.01 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3060.00 FT. AND A CENTRAL ANGLE OF 10°28′18″; THENCE ALONG THE ARC IN A SOUTHERLY DIRECTION, A DISTANCE OF 559.26 FT. TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 01°55′00″ E., A DISTANCE OF 2240.90 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10560.00 FT. AND A CENTRAL ANGLE OF 01°56′28″; THENCE ALONG THE ARC IN A SOUTHERLY DIRECTION, A DISTANCE OF 357.76 FT. TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 00°01′28″ W, A DISTANCE OF 1402.77 FT. TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 00°01′28″ W, A DISTANCE OF 1402.77 FT. TO THE SOUTHERLY LINE OF SAID SECTION 34; THENCE N 89°58′32″ W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 678.98 FT. TO THE POINT OF BEGINNING.

# TOGETHER WITH AND INCLUDING THE FOLLOWING TWO PARCELS OF LAND:

COMMENCE AT THE SECTION CORNER COMMON TO SECTION 29, 30, 31 AND 32, TOWNSHIP 35 S., RANGE 19 E.; THENCE N 00°22'41" E, ALONG THE WEST LINE OF SECTION 29, A DISTANCE OF 2656.57 FT. TO THE NORTHWEST CORNER OF THE SW ¼ OF SECTION 29; THENCE S 89°30'30" E, ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 211.38 FT. TO THE POINT OF BEGINNING; THENCE N 26°03'03" E, A DISTANCE OF 41.15 FT.; THENCE S 61°21'58" E, A DISTANCE OF 78.71 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SW ¼ AT A POINT HEREINAFTER CALLED POINT "A"; THENCE N 89°30'30" W, ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 87.16 FT. TO THE POINT OF BEGINNING.

### **AND**

COMMENCE AT THE ABOVE DESCRIBED POINT "A"; THENCE S 89°30'30" E, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 129.28 FT. TO THE <u>POINT OF BEGINNING</u>, AT A POINT ON THE ARC OF A CURVE

WHOSE RADIUS POINT BEARS S 49°26'14" E, A DISTANCE OF 295.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°12'50", A DISTANCE OF 16.55 FT.; THENCE S 46°13'24" E, A DISTANCE OF 18.02 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SW 1/4; THENCE N 89°30'30" W, ALONG THE NORTH LINE OF THE SW 1/4, A DISTANCE OF 24.12 FT. TO THE POINT OF BEGINNING.

# LESS AND EXCEPT THE FOLLOWING TWO PARCELS OF LAND:

COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29,30,31 AND 32, TOWNSHIP 35 S., RANGE 19 E.; THENCE N 00°22'41" E, ALONG THE WEST LINE OF SECTION 29, A DISTANCE OF 2656.57 FT. TO THE NORTHWEST CORNER OF THE SW % OF SECTION 29, ALSO BEING THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 29; THENCE S 89°30'30" E, ALONG THE SOUTH LINE OF SAID NW 1/4, ADISTANCE OF 298.54 FT. TO THE <u>POINT OF BEGINNING</u>; THENCE CONTINUE S 89°30'30" E, ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 129.28 FT. TO A POINT HEREINAFTER CALLED POINT "B" ALSO BEING A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT BEARS S 49°26'14" E, A DISTANCE OF 295.00 FT.; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°55'45", A DISTANCE OF 61.42 FT.; THENCE N 61°21'58" W, A DISTANCE OF 107.63 FT. TO THE POINT OF BEGINNING.

# AND

COMMENCE AT THE ABOVE DESCRIBED POINT "B"; THENCE S 89°30'30" E, ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 24.12 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°30'30" E. ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 767.44 FT.; THENCE S 00°29'12" W, A DISTANCE OF 46.03 FT.; THENCE N 89°30'48" W, A DISTANCE OF 469.78 FT.; THENCE N 61°13'53" W, A DISTANCE OF 51.46 FT.; THENCE S 85°03'09" W, A DISTANCE OF 131.05 FT.; THENCE S 33°11'55" W, A DISTANCE OF 59.75 FT.; THENCE N 46°13'24" W, A DISTANCE OF 123.10 FT. TO THE POINT OF BEGINNING.

ALL OF THE ABOVE BEING AND LYING IN SECTIONS 28, 29, 31 32, 33 AND 34, TOWNSHIP 35 S., RANGE 19 E., AND SECTION 36, TOWNSHIP 35 S., RANGE 18 E., MANATEE COUNTY, FLORIDA.

CONTAINING A NET OF 2421.74 ACRES MORE OR LESS.

STATE OF FLORIDA, COUNTY OF MANATEE This is to certify that the foregoing is a true and

lerk of Circuit Court

DIVISIONS OF FI
Office of the Secreta
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing

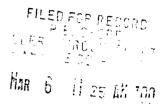
MEMBER OF THE FLORIDA CABINET



# FLORIDA DEPARTMENT OF STATE Katherine Harris Secretary of State DIVISION OF ELECTIONS

HISTORIC VATION BOARDS
Historic Piorida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hilsborough County
Preservation Board

RINGLING MUSEUM OF ART



March 3, 2000

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

Attention: Janene Kearney, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated February 29, 2000 and certified copies of Manatee County Ordinance Nos. PDMU-92-01(Z)(G)(R<sup>6</sup>) and 00-45, which were filed in this office on March 3, 2000.

As requested, the date stamped copy is being returned for your records.

Sincerely,

Liz Cloud, Chief

Bureau of Administrative Code

LC/bn

Enclosure

RECEIVED

MAR 6 2000

**BOARD RECORDS** 

The state of the s

Municipal Code Corporation info@wail.municode.com PO Box 2235 Tallahassee, Fl 32316-2235

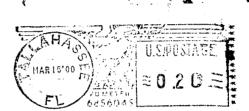
Supplement 13

03/15/2000

; We have received the following material through hard copy. Thank you for your assistance and cooperation.

Ordinance Nos. 00-21 and 00-45.

800-262-2633 fax 850-575-8852 BJJ Looking for a customer complaint tracking software We offer a comprehensive software called CCAR Tired of mailing out Codes and Supplement? We can distribute them for you for a minimal fee!



TO: Mr. R.B. "Chips" Shore Clerk of Circuit Court Manatee County P. O. Box 1000 Bradenton, FL 34206-1000



Copiesto:

B. Pylis

Kim Spale, Planning

me Cop V

3/4/00

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