



FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA

FEB 1 9 07 AM '96

FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham

Secretary of State

DIVISION OF ELECTIONS

Bureau of Administrative Code

The Elliot Building

401 South Monroe Street

Tallahassee, Florida 32399-0250

(904) 488-8427

January 29, 1996

Honorable R. B. Shore
Clerk to Board of County Commissioners
Manatee County
Post Office Box 1000
Bradenton, Florida 34206

Attention: Susan G. Romine, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letters of January 25 and 26, 1996 and certified copy each of Manatee County Ordinance Nos. Z-86-30(G)(R3-b), PDR-95-13(Z)(P), 95-40, and corrective Ordinance No. 95-44, which were filed in this office on January 29, 1996.

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

Sincerely,

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

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Enclosures

2335

ORD-95-44
SCHROEDER-MANATEE, INC.
(AKA UNIVERSITY LAKES OF MANATEE, INC.)
DEVELOPMENT ORDER ORDINANCE
GRANTING AMENDMENTS TO ORD-92-32, AS AMENDED BY ORD-93-25

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA

FEB 1 9 07 AM '96

WHEREAS, the Board of County Commissioners approved Ordinance 92-32 adopting a Development Order for University Lakes on June 1, 1992; and

WHEREAS, the Board of County Commissioners approved Ordinance 93-25 adopting amendments to the Development Order for University Lakes on October 28, 1993 to resolve issues raised in the appeal by the Department of Community Affairs and the Tampa Bay Regional Planning Council; and

WHEREAS, the proposed changes do not unreasonable interfere with the achievement of the objectives of the adopted State Land Development Plan; and

WHEREAS, the proposed change is consistent with the State Comprehensive Plan; and

WHEREAS, the proposed change will be consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code; and

WHEREAS, the Developer* has requested that the Development Order for University Lakes be further amended to provide for the addition of land to the DRI, allow land to be dedicated upon request by the School Board and to change the amount of acreage devoted to individual land uses; and

WHEREAS, the requested changes require that other conditions be amended; and

WHEREAS, staff of Manatee County has proposed additional amendments regarding solid waste and water quality; and

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

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

1. The Board finds that the proposed changes are not a substantial deviation and that the amended conditions adequately address the impacts of the proposed changes to the Development Order.

2. The following conditions are hereby amended to read in their entirety as follows:

Definitions:

H. "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, and/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*.

All subsequent definitions will be re-numbered accordingly.

F.(8) Deleted

J.(1)(c) Deleted

J.(1)(e) Provide a list of agencies which can be consulted regarding the proper handling of hazardous substances and disposal of hazardous wastes;

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

K.(1) The Project* shall contain, at a minimum, 405.4 acres of open space (approximately 378.9 acres of wetlands and an estimated minimum of 26.5 acres of mitigation) in addition to approximately 461.7 acres committed to

THIS IS A CORRECTIVE DOCUMENT

SECRETARY OF STATE
JAN 29 11 37 AM '96
FILED

95-44 SCHROEDER - MANATEE - DRI 22 (CORRECTIVE) 2336

recreation (a 22.6 acre park, a 16.1 acre tennis/boat club, 293.7 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.

- L.(1) The Development shall dedicate an elementary school site either adjacent to, or having direct access on, a constructed county-maintained right of way and meeting all State and Manatee 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.
- 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*.
- 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 a 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)

THIS IS A CORRECTIVE DOCUMENT

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)	678.1	n/a	3,137	An increase in dwelling units by 5% or 50 units, whichever is greater
General Commercial* (Retail)	101.7	1,240,000	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 spaces or an increase of customer parking by 300 spaces
Neighborhood Commercial** (Retail)	38.7	381,000	n/a	
General Commercial*** (Retail)	28.0 21.0	400,000 (150,000)	n/a n/a	
(Hotel and Motel)	7.0	(250,000/ 300 rooms)	n/a n/a	
Business (Office)	127.2 (63.6)	1,968,000 (787,200)	n/a	Land area increased by the greater of 5% or 6 acres, whichever is greater, or gross floor area increased by greater of 5% or 60,000 s.f. whichever is greater
(Industrial)	(63.6)	(1,180,800)	n/a	
Right of Way	169.3			
Recreation	332.4			
Wetlands/Mitigation	378.9			
Lakes****	358.6			
Open Space	210.0			
TOTAL	2,422.5	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.

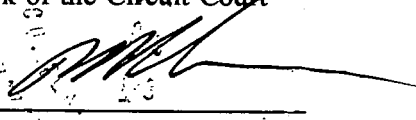
3. All other provisions of Development Order Ordinance 92-32, as amended by Ordinance 93-25, shall remain in full force and effect. In the event there is an inconsistency between the terms of this Ordinance and the Ordinance referred to above, the terms of this Ordinance shall control.

ADOPTED AND APPROVED with a quorum present and voting the 21st day of December, 1995, and corrected by Board of County Commissioners action this 25 day of January, 1996.

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

BY: Stan Stephens
Stan Stephens, Chairman

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



THIS IS A CORRECTIVE DOCUMENT

STATE OF FLORIDA COUNTY OF MANATEE
I hereby certify that the foregoing is a true
copy of ORDINANCE NO. 95-44 adopted by the
Board of County Commissioners of said County on
the 25 day of January, 1996, this 26 day
of January, 1996, in Bradenton, Florida.

R. B. Shore
Clerk of Circuit Court
By: R. B. Shore

Copies to:

Debbie - PPI and Barbara Tyler @
Bcc

2/5/96
RU

2/6/96
Lmo -

8/10/00 GA cc: Patricia Petruff



FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO.

JAN 4 12 25 PM '96

FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham

Secretary of State

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

January 2, 1996

Honorable R. B. Shore
Clerk to Board of County Commissioners
Manatee County
Post Office Box 1000
Bradenton, Florida 34206

Attention: Richard H. Ashley, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letters of December 28, 1995 and certified copy each of Manatee County Ordinance Nos. 95-44, 95-52, 95-54, Z-95-19, Z-95-21, PDC-95-12(Z)(P), and PDMU-92-01(Z)(G)(R2), which were filed in this office on January 2, 1996.

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

Sincerely,

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

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Enclosures

SECRETARY OF STATE
JAN 2 11 00 AM '95
FILED

WHEREAS, the Board of County Commissioners approved Ordinance 92-32 adopting a Development Order for University Lakes on June 1, 1992; and

WHEREAS, the Board of County Commissioners approved Ordinance 93-25 adopting amendments to the Development Order for University Lakes on October 28, 1993 to resolve issues raised in the appeal by the Department of Community Affairs and the Tampa Bay Regional Planning Council; and

WHEREAS, the proposed changes do not unreasonable interfere with the achievement of the objectives of the adopted State Land Development Plan; and

WHEREAS, the proposed change is consistent with the State Comprehensive Plan; and

WHEREAS, the proposed change will be consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code; and

WHEREAS, the Developer* has requested that the Development Order for University Lakes be further amended to provide for the addition of land to the DRI, allow land to be dedicated upon request by the School Board and to change the amount of acreage devoted to individual land uses; and

WHEREAS, the requested changes require that other conditions be amended; and

WHEREAS, staff of Manatee County has proposed additional amendments regarding solid waste and water quality; and

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

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

1. The Board finds that the proposed changes are not a substantial deviation and that the amended conditions adequately address the impacts of the proposed changes to the Development Order.
2. The following conditions are hereby amended to read in their entirety as follows:

Definitions:

H. "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, and/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*.

All subsequent definitions will be re-numbered accordingly.

F.(8) Deleted

J.(1)(c) Deleted

J.(1)(e) Provide a list of agencies which can be consulted regarding the proper handling of hazardous substances and disposal of hazardous wastes;

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

K.(1) The Project* shall contain, at a minimum, 405.4 acres of open space (approximately 378.9 acres of wetlands and an estimated minimum of 26.5 acres of mitigation) in addition to approximately 461.7 acres committed to

recreation (a 22.6 acre park, a 16.1 acre tennis/boat club, 293.7 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.

- L.(1) The Development shall dedicate an elementary school site either adjacent to, or having direct access on, a constructed county-maintained right of way and meeting 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.
- 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*.
- 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 a 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)

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)	678.1	n/a	3,137	An increase in dwelling units by 5% or 50 units, whichever is greater
General Commercial* (Retail)	101.7	1,240,000	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 spaces or an increase of customer parking by 300 spaces
Neighborhood Commercial** (Retail)	38.7	381,000	n/a	
General Commercial*** (Retail)	28.0 21.0	400,000 (150,000)	n/a n/a	
(Hotel and Motel)	7.0	(250,000/ 300 rooms)	n/a n/a	
Business (Office)	127.2 (63.6)	1,968,000 (787,200)	n/a	Land area increased by the greater of 5% or 6 acres, whichever is greater, or gross floor area increased by greater of 5% or 60,000 s.f. whichever is greater
(Industrial)	(63.6)	(1,180,800)	n/a	
Right of Way	169.3			
Recreation	332.4			
Wetlands/Mitigation	378.9			
Lakes****	358.6			
Open Space	210.0			
TOTAL	2,422.5	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.

3. All other provisions of Development Order Ordinance 92-32, as amended by Ordinance 93-25, shall remain in full force and effect. In the event there is an inconsistency between the terms of this Ordinance and the Ordinance referred to above, the terms of this Ordinance shall control.

ADOPTED AND APPROVED with a quorum present and voting this 21st day of December, 1995.

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

BY: Stan Stephens
Stan Stephens, Chairman

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

Judy O. Meek
deputy clerk

STATE OF FLORIDA COUNTY OF MANATEE
I hereby certify that the foregoing is a true
copy of ORDINANCE NO. 95-44 adopted by the
Board of County Commissioners of said County on
the 21 day of Dec., 1995, this 22 day
of Dec., 1995, in Bradenton, Florida,
R. B. Shore
Clerk of Circuit Court
By: Jane Rook D.C.

Joanne - PPI

1/4/96 J

Para - BCC - 1/5/96

Muni Code - 1/5/96

Suzanne SMR - 1/9/96 J

2 Cert Copies to Joanne - PPI 1/17/96 J

8/10/00 GA cc: Patricia Petruff