

FILED FOR RECORD
R. B. SHORE

2006 OCT 26 PM 12:10

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

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

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

FILED
2006 OCT 23 AM 11:00
CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

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

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

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

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

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

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

The Board of County Commissioners, after considering the testimony, evidence, documentation, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report concerning the application for a Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners held a duly noticed public hearing on October 5, 2006 regarding the proposed Preliminary Site Plan described herein in accordance with the requirements of Manatee County Ordinance 90-01, (the Manatee County Land Development Code), and has further considered the information received at the public hearing.

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

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

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

STIPULATIONS

I. DEVELOPMENT APPROVAL AND LEVEL OF SERVICE CERTIFICATE CONDITIONS

- A. All development which does not have a building permit prior to October 23, 2006 shall be subject to review and approval of a concurrency analysis. The additional Certificate of Level of Service shall require Board of County Commission approval. Staff is authorized to maintain the application for the Certificate of Level of Service in its current place in line until the Board of County Commissioners can act on the applications as required by condition A.4 of the approved General Development Plan.
- B. The Project site may continue to be used for agricultural activities, but at no greater intensity than at present. No silvacultural or agricultural activities shall be initiated on land not currently under such use.
- C. Prior to Final Site Plan approval for the first residential phases, the applicant shall enter into a Land Use Restriction Agreement with the County which designates at least 50 units as workforce housing.

II. TRANSPORTATION

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

- B. This project shall be subject to the monitoring program specified in Stipulation B(2) of the amended River Club GDP Zoning Ordinance.
- C. The Developer or its assignees shall be entitled to receive transportation impact fee credits to the extent permitted by Section 806 of the Land Development Code.
- D. The north south internal street shall be completed prior to the first Final Subdivision Plat (or issuance of the first Certificate of Occupancy if platting is not required).
- E. Internal traffic safety and circulation improvements such as stop signs, traffic signals, and striping required by the Project during the course of development shall be the responsibility of the Developer.
- F. The applicant shall enter into an agreement with Manatee County prior to the approval of the first Final Site Plan to reserve additional right-of-way along the east side of I-75 to accommodate a 250-foot wide half section. The agreement shall also provide for the applicant to dedicate the property within the reserved area to FDOT for the future expansion of the I-75 right-of-way within 30 days after inclusion of the subject road improvement in the adopted FDOT Work Program. The agreement shall be reviewed as to form by the County Attorney and in proper recordable form and shall be recorded by the applicant in the Public Records of Manatee County prior to Final Site Plan approval.

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

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

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

III. ENVIRONMENT

A. Vegetation, Wildlife, and Wetlands

1. Prior to the first Final Site Plan approval for the Project, the applicant shall quantify the number and sizes of trees that were removed to reconfigure the borrow pit and provide a tree replacement plan. These trees shall be planted prior to recording of each Final Subdivision Plat (or approval of FSP if Platting is not required).
2. In the event that any additional state or federally-listed species not already identified (Gopher Tortoises) are discovered on-site during Project development, the Developer shall immediately notify the Florida

Fish and Wildlife Conservation Commission and Manatee County Planning Department and implement the recommended measures for species protection.

3. A management plan for removal of nuisance and exotic species shall be developed by the applicant and approved by the Planning Department prior to the first Final Site Plan approval for the Project and included in the first annual report.
4. Prior to recording of each Final Subdivision Plat (or approval of the first Certificate of Occupancy if Platting is not required), the Developer shall record Land Development covenants or deed restrictions for that phase designed to prevent homeowner's activities from degrading habitat.
5. Post-development wetlands, upland conservation tracts, and mitigation areas shall be regarded as preservation areas for the purpose of protecting their natural attributes. These areas shall be placed under conservation easements conveyed to Manatee County consistent with the restrictions on development provided for in Section 719 of the Land Development Code.
6. The Developer will relocate gopher tortoises to other suitable locations on site, as approved by the Florida Fish and Wildlife Commission, or contribute money to purchase suitable habitat in accordance with state guidelines and permit requirements.
7. As part of the Developer's ecosystem management plan, wildlife corridors shall be created, preserved, and maintained between Wetland systems to provide habitat for various mammal, reptiles, and amphibians, as identified on Map F of the Development Order.
8. Wetland buffers shall have signs posted depicting the purpose and intent of the buffer. Sign text and location shall be approved by the Director of the Environmental Management Department. The use of pesticides, herbicides, or fertilizers, unless part of an approved nuisance and exotic management plan, shall be prohibited in these buffers and the wetlands they protect.

B. Air Quality

1. Manatee County shall reserve the right to require mitigation measures or a revision of the site plan to alleviate potential negative impacts of the Project on ambient air quality.
2. Best Management Practices shall be employed during site preparation and construction to minimize air quality impacts.
3. Any open burning conducted on site as part of land clearing activities shall be permitted by EMD.

C. Water Quality and Storm water Management

1. An Integrated Pest Management Plan (IPMP) shall be developed and approved by Manatee County prior to the first Final Site Plan. The IPMP shall address the following items:
 - a. Fertilizer/pesticide/herbicide/application; and
 - b. Related quality control and assurance procedures.
2. The Developer shall encourage the use of water conserving landscapes and the responsible use of water, pesticides and fertilizers by occupants; and the Developer shall participate in the Florida Yards and Neighborhoods Program and follow the guidelines for lawn and landscape maintenance set forth therein. These efforts shall be enforced through property owners' associations.
3. In order to protect surface water quality, storm water exiting the site shall meet or exceed all applicable State water quality standards.
4. The design and construction techniques listed below shall be utilized to minimize groundwater contamination:
 - a. using shallow ponds;
 - b. ensuring that ponds and swales are properly grassed;
 - c. setting a maximum depth for storm water storage;
 - d. maintaining a minimum distance between pond bottoms and the top of the confining layer for the Floridian aquifer; and
 - e. implementation of a site-specific groundwater quality monitoring system.

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

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

quality monitoring program may be discontinued upon the recommendation and approval of such by the County.

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

D. Soils

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

IV. ARCHAEOLOGICAL AND HISTORICAL RESOURCES

- A. The discovery of any significant historical or archaeological resources shall be reported to the Florida Division of Historical Resources and the disposition of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County in accordance with Rule 9J-2.043, FAC.
- B. Archaeological test excavations by a professional archaeologist shall be conducted on each such site to provide sufficient data to make a determination of significance prior to the commencement of ground-disturbing activities at the site. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource-disturbing activities are allowed to continue.

V. WASTEWATER MANAGEMENT

- A. Wastewater shall not be treated on-site or by a private utility.
- B. No septic tanks shall be installed on the River Club Park of Commerce site.

VI. WATER SUPPLY

- A. In the event that the use of reclaimed water is authorized within the Evers Reservoir Watershed and reclaimed water lines are installed adjacent to the site, the Developer shall connect to the system and require utilization of this resource to the maximum extent possible for irrigation purposes. In the mean time, irrigation of landscaping shall be limited to the use of well water or storm water.
- B. Water-saving devices shall be required in the Project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).

- C. For the purpose of potable water conservation, installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices shall be required. The water conservation fixtures and measures (low water use toilets, shower heads, and other plumbing fixtures) referenced in the ADA shall be required.
- D. The Developer shall maintain all water lines and fire hydrants not dedicated to the County.

VII. SOLID/HAZARDOUS WASTE/MEDICAL WASTE

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

VIII. ENERGY

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

Landscape Plans shall incorporate the preservation of native vegetation and significant amounts of xeriscape landscaping to reduce both water and energy consumption.
- C. The Developer shall encourage the use of water conserving landscapes and the responsible use of water, pesticides and fertilizers by occupants; and the Developer shall participate in the Florida Yards and Neighborhoods Program and follow the guidelines for lawn and landscape maintenance set forth therein. These efforts shall be enforced through property owners' associations.

IX. RECREATION AND OPEN SPACE

- A. The Developer shall be responsible for the maintenance of all recreation and open space areas within the Project site.
- B. Recreational amenities shall be accessible to all residents in the project.
- C. The Developer shall review the concepts of "fire safe communities" as provided by the Florida Division of Forestry, and implement all appropriate measures recommended by the East Manatee Fire Rescue District.

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

X. PUBLIC SAFETY

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

XI. EDUCATION

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

XII. GENERAL CONDITIONS

A. Nonresidential

1. The design of the office buildings shall be in substantial conformance with the elevations and renderings entered into the record for this case. Any revision shall be reviewed for consistency with Stipulation L(2).a of the amended River Club Zoning Ordinance.
2. All rooftop mechanical equipment shall be screened from view from I-75, the internal collector street, and adjacent residences. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.
3. Trash and garbage receptacles shall be screened with materials similar to the adjacent building facade and shall not be visible from I-75 or adjacent residences.
4. The maximum building height of offices shall be 2 stories and 35.'

B. Residential

1. Multi-family buildings shall be restricted to a maximum height of 3 stories and 35 feet and single-family attached residences shall be restricted to 2 stories. Multi-family buildings in Parcel 10 shall be restricted to 2 stories.
2. Separation between multi-family buildings shall be a minimum of 30 feet.

C. Buffers and Fences

1. The perimeter buffer along I-75 and S.R. 70 shall be a minimum of 50 feet in width, except as approved on the Preliminary Site Plan to minimize wetland impacts. Where the roadway buffer is reduced to minimize wetland impacts, there shall be no other impacts to these wetlands from adjacent development. The applicant shall dedicate additional right-of-

way on the east side of the road, commensurate with the buffer width reduction on the opposite side of the street. Unless otherwise approved by the Planning Department, existing native trees and shrubs within the buffers along I-75 and S.R. 70 shall be preserved. Additional canopy trees shall be planted within buffer areas that are substantially void of trees, or where the base of the trees closer than 50 feet apart do not already exist. Where new trees are required, they shall be installed for the entire development phase prior to the first Plat or Certificate of Occupancy if platting is not required for each phase. Trees shall be at least 2½ inch caliper at time of installation.

2. Chain link fences shall not be visible from I-75.
3. An eight foot high solid wall shall be installed within the 30 foot buffer in Phase 5, north from the borrow pit to where the main internal road crosses the FP&L easement prior to the first Certificate of Occupancy for the project. This requirement may be waived or modified by the Planning Department if the applicant installs a similar wall on the east side of the FP&L easement pursuant to the applicant's agreement with the Braden Woods Homeowners Association dated September 16, 1999 and referenced in Section 3.D of the approved General Development Plan Ordinance.

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

D. Signage

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

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

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

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

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such sentence, section, clause, or other provision deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

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

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

BY: *Andy E. Stevi*
Vice Chairman

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



BY: *R. B. Shore*
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

FROM THE N.W. CORNER OF BLOCK 1 OF BRADEN WOODS SUBDIVISION, PHASE I, AS RECORDED IN PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE N.E. CORNER OF BRADEN WOODS SUBDIVISION, PHASE V AS RECORDED IN PLAT BOOK 22, PAGE 97 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 70°20'03" W, ALONG THE BOUNDARY OF SAID BRADEN WOODS SUBDIVISION, PHASE V A DISTANCE OF 1036.13 FEET TO THE EAST LINE A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES: N 70°20'03" W, A DISTANCE OF 300.00 FEET; THENCE S 28°55'06" W, A DISTANCE OF 464.42 FEET; THENCE S 01°11'43" W, A DISTANCE OF 1286.17 FEET; THENCE S 00°36'23" W, A DISTANCE OF 1331.85 FEET; THENCE S 89°37'50" E, A DISTANCE OF 244.50 FEET TO THE N.W. CORNER OF BRADEN WOODS SUBDIVISION, PHASE III, AS RECORDED IN PLAT BOOK 21, PAGE 129 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 00°36'23" W, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE WEST LINE OF BRADEN WOODS SUBDIVISION, PHASE IV, AS RECORDED IN PLAT BOOK 21, PAGE 159 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 3884.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) SECTION 13075-2402; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWELVE COURSES; N 83°02'44" W, A DISTANCE OF 569.68 FEET; AND N 89°32'55" W, A DISTANCE OF 260.89 FEET; AND N 13°41'35" W, A DISTANCE OF 2043.30 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'40", A DISTANCE OF 2889.07 FEET TO THE END OF SAID CURVE; AND N 03°24'57" E, A DISTANCE OF 304.84 FEET; AND N 01°15'18" E, A DISTANCE OF 1199.68 FEET; AND N 03°12'44" E, A DISTANCE OF 395.97 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 85°05'19" E, AT A DISTANCE OF 5635.58 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'21", A DISTANCE OF 951.38 FEET TO THE END OF SAID CURVE; AND N 37°47'42" E, A DISTANCE OF 221.34 FEET; AND N 84°10'55" E, A DISTANCE OF 221.34 FEET; AND S 72°37'29" E, A DISTANCE OF 748.74 FEET; AND S 70°20'03" E, A DISTANCE OF 400.00 FEET TO THE END OF SAID RIGHT OF WAY LINE; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70 (SECTION 13075-2403) THE FOLLOWING TWO COURSES; CONTINUE S 70°20'03" E, A DISTANCE OF 60.00 FEET; AND N 19°39'57" E, A DISTANCE OF 12.41 FEET TO THE AFORESAID EAST LINE OF A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S 01°11'43" W, A DISTANCE OF 685.74 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 13 AND 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

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

CONTAINING 245.53 ACRES, MORE OR LESS.



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 14th day of October, 2006
R.B. SHORE
Clerk of Circuit Court
By: [Signature] D.C.

10/31/06 QA

Cc: Bobbi, Planning Department

e-mailed to Larry Mau and Valarie Nestopoulos, Transportation



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

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

JEB BUSH
Governor

October 23, 2006

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

Dear Mr. Shore:

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

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

Sincerely,

Liz Cloud
Program Administrator

LC/bpn
Enclosures

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
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ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282

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NOTES:

- THE SITE IS CURRENTLY ZONED PDMU/WP-E/ST AND IS VACANT.
- THE SITE IS DESIGNATED AS FLOOD ZONE X ON F.I.R.M. PANEL #120153-365C, DATED 7/15/92, AND IS NOT LOCATED WITHIN A FLOODWAY.
- THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN LOCATED ON THIS SITE. THERE IS AN EXISTING FP&L EASEMENT AND A DRAINAGE EASEMENT ON SITE.
- THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD AND FDEP WITHIN THE BOUNDARIES OF THIS PLAN.
- A WELL IS LOCATED WITHIN THE BOUNDARIES OF THIS PLAN.
- COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY OWNER'S ASSOCIATION OR DEVELOPER.
- STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION.
- ALL SIGNAGE WILL COMPLY WITH MANATEE COUNTY STANDARDS.
- BUILDOUT DATE IS OCTOBER 23, 2008. PROJECT WILL BE COMPRISED OF TEN PHASES. DEVELOPER RESERVES THE RIGHT TO SUB PHASE AND VARY THE ORDER OF CONSTRUCTION BUILDOUT BASED UPON MARKET CONDITIONS WITHIN THE APPROVAL SCHEDULE. PHASE CHANGES ARE SUBJECT TO FSP APPROVAL AS REQUIRED BY LDC.
- SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND WILL BE PUBLICLY MAINTAINED.
- COLLECTOR STREET WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND DEDICATED. STREETS WITHIN RESIDENTIAL AREAS WILL BE PRIVATE AND MAY BE GATED.
- SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY DUMPSTER PICK-UP, COMPACTOR AND CANS.
- OPEN SPACE WILL CUMULATIVELY EXCEED THE COUNTY REQUIREMENT OF 35% EACH PHASE, AS IT IS DEVELOPED. WILL ADDRESS OPEN SPACE IN DETAIL.
- THERE ARE TREES LOCATED THROUGHOUT THE PARCEL. REFER TO THE AERIAL OVERLAY FOR GENERAL TREE LOCATIONS. TREE REMOVAL QUANTITIES ARE IDENTIFIED ON SHEET TLP-1.
- THE PROJECT IS LOCATED WITHIN AN ENTRANCEWAY AND SHALL MEET THE REQUIREMENTS OF SECTION 737, ENTRANCEWAYS.
- SEE SHEET 2 FOR PHASING SCHEDULE AND DETAILED PHASE DATA.
- DEVELOPER RESERVES THE RIGHT TO ALTER PHASING SEQUENCE SUBJECT TO FSP APPROVAL.
- THE MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET, WITH THE EXCEPTION OF THE OFFICE USE, WHICH SHALL NOT EXCEED 4 STORIES.
- BUILDINGS WITHIN 100 FEET OF I-75 OR STATE ROAD 70 SHALL NOT EXCEED 30 FEET IN HEIGHT, EXCEPT FOR OFFICE BUILDINGS, WHICH SHALL COMPLY WITH THE MINIMUM FRONT YARD SETBACK (OR LANDSCAPE BUFFER) SPECIFIED ON THE GDP, PLUS 25 FEET FOR EACH STORY OVER 2.
- ALL COMMERCIAL & PROFESSIONAL BUILDING FACADES SHALL EXHIBIT AN AESTHETICALLY ATTRACTIVE APPEARANCE. BUILDINGS VISIBLE FROM I-75 AND STATE ROAD 70 SHALL HAVE AN ATTRACTIVE FACADES FACING THESE ROADWAYS. THE DEVELOPER MAY MEET THE INTENT OF THIS CONDITION BY BUFFERING AND SCREENING TO BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT. DESIGN SHALL BE SUBJECT TO THE FOLLOWING CRITERIA AND REVIEWED FOR COMPLIANCE BY STAFF WITH FUTURE FINAL SITE PLAN SUBMITTALS.
- PRELIMINARY SITE PLAN TO EXCLUDE PHASE 5 (COMMERCIAL PHASE) AND WILL REQUIRE FUTURE COMMISSION APPROVAL.
- ROADWAY CONSTRUCTION WILL BE IN ACCORDANCE WITH CONDITION B.4 OF PDMU-99-02(G)(R).
- WITHIN GREENBELT BUFFERS, NATIVE TREES WILL REMAIN.
- BUILDING PERMITS ISSUED AFTER OCTOBER 23, 2008 ARE SUBJECT TO APPROVAL OF AN ADDITIONAL CONCURRENCY ANALYSIS.
- EXISTING AGRICULTURAL USES MAY CONTINUE UNTIL DEVELOPMENT OCCURS.
- STORMWATER MANAGEMENT SYSTEMS WILL PROVIDE 150% TREATMENT OF STORMWATER DISCHARGE INTO THE LAKE MANATEE/EVERS WATERSHED.
- REMOVAL OF ALL EXOTIC NUISANCE PLANT SPECIES FROM UPLAND PORTIONS OF THE SITE SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY OR FINAL PLAT APPROVAL OF EACH PHASE IN ACCORDANCE WITH SECTION 715.4 OF THE LDC.
- NOT PART OF THIS APPROVAL. HOTELS ARE SUBJECT TO FUTURE PSP APPROVALS.

PREPARED FOR:
MANATEE JOINT VENTURE
9115 58TH DRIVE EAST, SUITE B
BRADENTON, FLORIDA 34202
TEL: (941) 753-7851

PRELIMINARY SITE PLAN/PLAT

FOR

RIVER CLUB PARK OF COMMERCE

PHASES 1, 3, 6 - 15

LOCATED IN

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

ZONED: PDMU/WP-E/ST

PROPOSED DEVELOPMENT TOTALS BY PHASE

PHASE	USE(S) TYPE	USE TYPE	ACRES
1	ENTRANCE	N/A	0.5
2	NOT INCLUDED	-	4.0
3	COLLECTOR RD.	N/A	13.53
4	NOT INC	-	35.5
5	NOT INC	-	61.7
6	MULTI-FAMILY	192 UNITS	26.7
7	SINGLE FAMILY ATTACHED	46 LOTS	21.0
8	MULTI-FAMILY	144 UNITS	18.6
9	SINGLE FAMILY ATTACHED	62 LOTS	17.1
10	MULTI-FAMILY	56 UNITS	30.0
11	OFFICE	12,900 SF	2.9
12	OFFICE	15,000 SF	3.0
13	OFFICE	26,200 SF	5.0
14	OFFICE	12,200 SF	1.7
15	OFFICE	15,800 SF	2.3
TOTAL			245.53

*S.F.A. - SINGLE FAMILY ATTACHED

SETBACKS*

NON-RESIDENTIAL		RESIDENTIAL	
FRONT	35'	FRONT	20'
SIDE	15'	SIDE	0'
REAR	20'	DRIVEWAY	0'
WATERFRONT	50'	**BETWEEN BUILDINGS	20'
I-75	50'	REAR	15'
SR 70	50'	WATERFRONT	30'
		I-75	50'
		SR 70	50'

* DISTANCES PROVIDED ARE MINIMUM PROPOSED SETBACKS ARE ILLUSTRATED IN THE PRELIMINARY SITE PLAN.

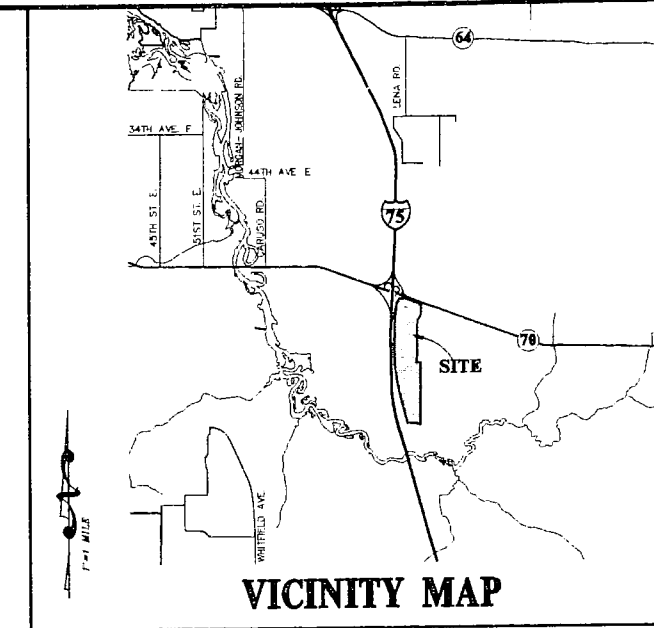
** MULTIFAMILY 3 STORY BUILDINGS ARE 30' BETWEEN BUILDINGS WITH MINIMUM REAR YARDS OF 20'.

APPROVED DEVELOPMENT TOTALS

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

SITE DATA:

TOTAL PROJECT ACREAGE	±245.53 AC
INCLUDED PHASES ACREAGE	±144.33 AC
OPEN SPACE REQUIRED	
NON-RESIDENTIAL	35% MIN.
RESIDENTIAL	35% MIN.
OPEN SPACE PROVIDED (ON THIS PLAN)	
WETLANDS & W. BUFFERS	±28.7 AC
SWP	±10.0 AC
RECREATION AREA	±4.4 AC
FP&L EASEMENT	±15.3 AC
OTHER GREEN AREAS	±37.2 AC
TOTAL OPEN SPACE	±98.6 AC (66.4%)
WILDLIFE CORRIDORS	±0.3 AC
MITIGATION AREA	±2.5 AC
BORROW PIT/LAKE	±21.4 AC
FLOOD ZONE	I
	#120153-0365C (7/15/92)
ZONING	PDMU/WP-E/ST
FLUC	PD-MU/WO-E



DESCRIPTION:

FROM THE N.W. CORNER OF BLOCK 1 OF BRADEN WOODS SUBDIVISION, PHASE I, AS RECORDED IN PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE N.E. CORNER OF BRADEN WOODS SUBDIVISION, PHASE V AS RECORDED IN PLAT BOOK 22, PAGE 97 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 70°20'03" W, ALONG THE BOUNDARY OF SAID BRADEN WOODS SUBDIVISION, PHASE V A DISTANCE OF 1036.13 FEET TO THE EAST LINE A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES: N 70°20'03" W, A DISTANCE OF 300.00 FEET; THENCE S 28°55'08" W, A DISTANCE OF 484.42 FEET; THENCE S 01°11'43" W, A DISTANCE OF 1286.17 FEET; THENCE S 00°39'23" W, A DISTANCE OF 1331.95 FEET; THENCE S 89°37'50" E, A DISTANCE OF 244.50 FEET TO THE N.W. CORNER OF BRADEN WOODS SUBDIVISION, PHASE III, AS RECORDED IN PLAT BOOK 21, PAGE 129 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°38'23" W, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE WEST LINE OF BRADEN WOODS SUBDIVISION, PHASE IV, AS RECORDED IN PLAT BOOK 21, PAGE 159 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 3884.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 70 (I-75) SECTION 13075-2403; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWELVE COURSES: N 83°02'44" W, A DISTANCE OF 569.68 FEET, AND N 89°30'55" W, A DISTANCE OF 280.89 FEET, AND N 13°41'35" W, A DISTANCE OF 2043.30 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11328.16 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'40", A DISTANCE OF 2889.07 FEET TO THE END OF SAID CURVE, AND N 03°24'57" E, A DISTANCE OF 304.84 FEET, AND N 01°15'18" E, A DISTANCE OF 1199.68 FEET; AND N 03°12'44" E, A DISTANCE OF 385.97 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 82°05'18" E, AT A DISTANCE OF 3653.58 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'21", A DISTANCE OF 951.38 FEET TO THE END OF SAID CURVE, AND N 37°47'42" E, A DISTANCE OF 221.34 FEET; AND N 84°10'55" E, A DISTANCE OF 221.34 FEET; AND S 72°37'29" E, A DISTANCE OF 748.74 FEET; AND S 70°20'03" E, A DISTANCE OF 400.00 FEET TO THE END OF SAID RIGHT OF WAY LINE, THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70 (SECTION 13075-2403) THE FOLLOWING TWO COURSES: CONTINUE S 70°20'03" E, A DISTANCE OF 60.00 FEET; AND N 19°59'37" E, A DISTANCE OF 12.41 FEET TO THE AFORESAID EAST LINE OF A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S 01°11'43" W, A DISTANCE OF 685.74 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 13 AND 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A D.O.T. ACCESS RIGHT OF WAY (O.R.B. #777262), A COUNTY MAINTAINED RIGHT OF WAY, AND ANY OTHER PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 245.53 ACRES, MORE OR LESS

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

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

Sheet Title: SITE DATA
 Job Number: 02-28-03
 Date: 02/28/03
 File Number: 02-28-03

PHASE SUMMARY

PHASE 1

TOTAL ACRES ±0.5 AC
 ENTRANCE BLVD. (300'+)
 DEVELOPMENT SCHEDULE 10/06-10/08

PHASE 2

COMMERCIAL OFFICE, MOTEL
 TOTAL ACRES ±4.0 AC
 NOT INCLUDED IN THIS REQUEST

PHASE 3

TOTAL ACRES ±13.53 AC
 REMAINDER OF ENTRY ROAD,
 SOUTH TO LINGER LODGE ROAD
 DEVELOPMENT SCHEDULE 10/06-10/08

PHASE 4

COMMERCIAL OFFICE, MOTEL, OPEN SPACE
 TOTAL ACRES ±35.5 AC
 NOT INCLUDED IN THIS REQUEST

PHASE 5

COMMERCIAL OFFICE, MOTEL
 TOTAL ACRES ±61.7 AC
 NOT INCLUDED IN THIS REQUEST

PHASE 6

TOTAL ACRES ±28.7 AC
 MULTI-FAMILY 192 UNITS
 WETLANDS & WETLAND BUFFERS ±10.2 AC
 RECREATION AREA ±1.2 AC
 OPEN SPACE REQUIRED 40% (11.6 AC)
 OPEN SPACE PROVIDED 65.8% (±18.9 AC)
 PARKING SPACE* REQUIRED 404 PROVIDED 430
 DEVELOPMENT SCHEDULE 10/06 - 10/08
 (BUILDING PERMIT)

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

PHASE 7

TOTAL ACRES ±21.0 AC
 SINGLE FAMILY ATTACHED 46 LOTS
 WETLANDS & WETLAND BUFFERS ±5.2 AC
 RECREATION AREA ±1.1 AC
 OPEN SPACE REQUIRED 40% (7.8 AC)
 OPEN SPACE PROVIDED 64.8% (±13.6 AC)
 PARKING SPACE* REQUIRED 92 PROVIDED 98
 DEVELOPMENT SCHEDULE 10/06 - 10/08
 BUILDING PERMIT FOR OFFICE
 FINAL PLAT FOR SINGLE FAMILY ATTACHED

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

PHASE 8

TOTAL ACRES ±18.6 AC
 MULTI FAMILY 144 UNITS
 WETLANDS & WETLAND BUFFERS ±4.9 AC
 OPEN SPACE REQUIRED 40% (7.2 AC)
 OPEN SPACE PROVIDED 62.3% (±12.9 AC)
 PARKING SPACES* REQUIRED 303 PROVIDED 303
 DEVELOPMENT SCHEDULE 03/07 - 10/08

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

PHASE 9

TOTAL ACRES ±17.1 AC
 SINGLE FAMILY ATTACHED 62 LOTS
 WETLANDS & WETLAND BUFFERS ±1.9 AC
 OPEN SPACE REQUIRED 40% (±7.4 AC)
 OPEN SPACE PROVIDED 71.5% (±12.4 AC)
 RECREATION AREA ±0.9 AC
 PARKING SPACES* REQUIRED 108 PROVIDED 112
 DEVELOPMENT SCHEDULE 10/06 - 10/08
 BUILDING PERMIT FOR OFFICE
 FINAL PLAT FOR SINGLE FAMILY ATTACHED

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

PHASE 10

TOTAL ACRES ±30.0 AC
 MULTI-FAMILY 56 UNITS
 WETLANDS & WETLAND BUFFERS ±6.9 AC
 OPEN SPACE REQUIRED 40% (12.0 AC)
 OPEN SPACE PROVIDED 90% (±27.0 AC)
 RECREATION AREA ±2.1 AC
 PARKING SPACES* REQUIRED 118 PROVIDED 120
 DEVELOPMENT SCHEDULE 10/06 - 10/08

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

PHASE 11

TOTAL ACRES ±2.9 AC
 OFFICE 12,300 SF
 WETLANDS & WETLAND BUFFERS ±0.4 AC
 OPEN SPACE REQUIRED 40% (1.2 AC)
 OPEN SPACE PROVIDED 62.1% (±1.8 AC)
 PARKING SPACES* REQUIRED 61 PROVIDED 62
 DEVELOPMENT SCHEDULE 10/06 - 10/08

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

PHASE 12

TOTAL ACRES ±3.0 AC
 OFFICE 15,000 SF
 WETLANDS & WETLAND BUFFERS ±0.8 AC
 OPEN SPACE REQUIRED 40% (1.2 AC)
 OPEN SPACE PROVIDED 70.0% (±2.1 AC)
 PARKING SPACES* REQUIRED 75 PROVIDED 75
 DEVELOPMENT SCHEDULE 03/07 - 10/08

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

PHASE 13

TOTAL ACRES ±5.0 AC
 OFFICE 26,200 SF
 WETLANDS & WETLAND BUFFERS ±0.3 AC
 OPEN SPACE REQUIRED 40% (±2.0 AC)
 OPEN SPACE PROVIDED 62% (±3.1 AC)
 PARKING* REQUIRED 131 PROVIDED 131
 DEVELOPMENT SCHEDULE 10/06 - 10/08
 BUILDING PERMIT FOR OFFICE

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

PHASE 14

TOTAL ACRES ±1.7 AC
 OFFICE 12,200 SF
 OPEN SPACE REQUIRED 40% (0.8 AC)
 OPEN SPACE PROVIDED 58.6% (±1.0 AC)
 PARKING* REQUIRED 61 PROVIDED 61
 DEVELOPMENT SCHEDULE 10/06 - 10/08

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

PHASE 15

TOTAL ACRES ±2.3 AC
 OFFICE 15,800 SF
 WETLANDS & WETLAND BUFFERS ±1.1 AC
 OPEN SPACE REQUIRED 40% (1.2 AC)
 OPEN SPACE PROVIDED 65.2% (±1.5 AC)
 PARKING* REQUIRED 79 PROVIDED 79
 DEVELOPMENT SCHEDULE 10/06 - 10/08

* 20% REDUCTION FOR WATERSHED
 NOT TO EXCEED 35' IN HEIGHT (NOT TO EXCEED
 3 STORIES) EXCEPT OFFICE MAXIMUM HEIGHT 40'

NOTES:

- ROADWAY CONSTRUCTION BEYOND PHASE 1 WILL BE PHASED TO ACCOMMODATE DEVELOPMENT SERVED AND IN ACCORDANCE WITH CONDITION R.4 OF PDMU-99-02.
- 30' GREENBELT BUFFER: ALL NATIVE TREES IN EXCESS OF 4" DBH WILL REMAIN.
- BUILDING PERMITS AND FINAL PLATS, AS APPLICABLE, ISSUED AFTER OCTOBER 23, 2006 ARE SUBJECT TO APPROVAL OF AN ADDITIONAL CONCURRENCY ANALYSIS


SITE DATA SUMMARY
 FOR
RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

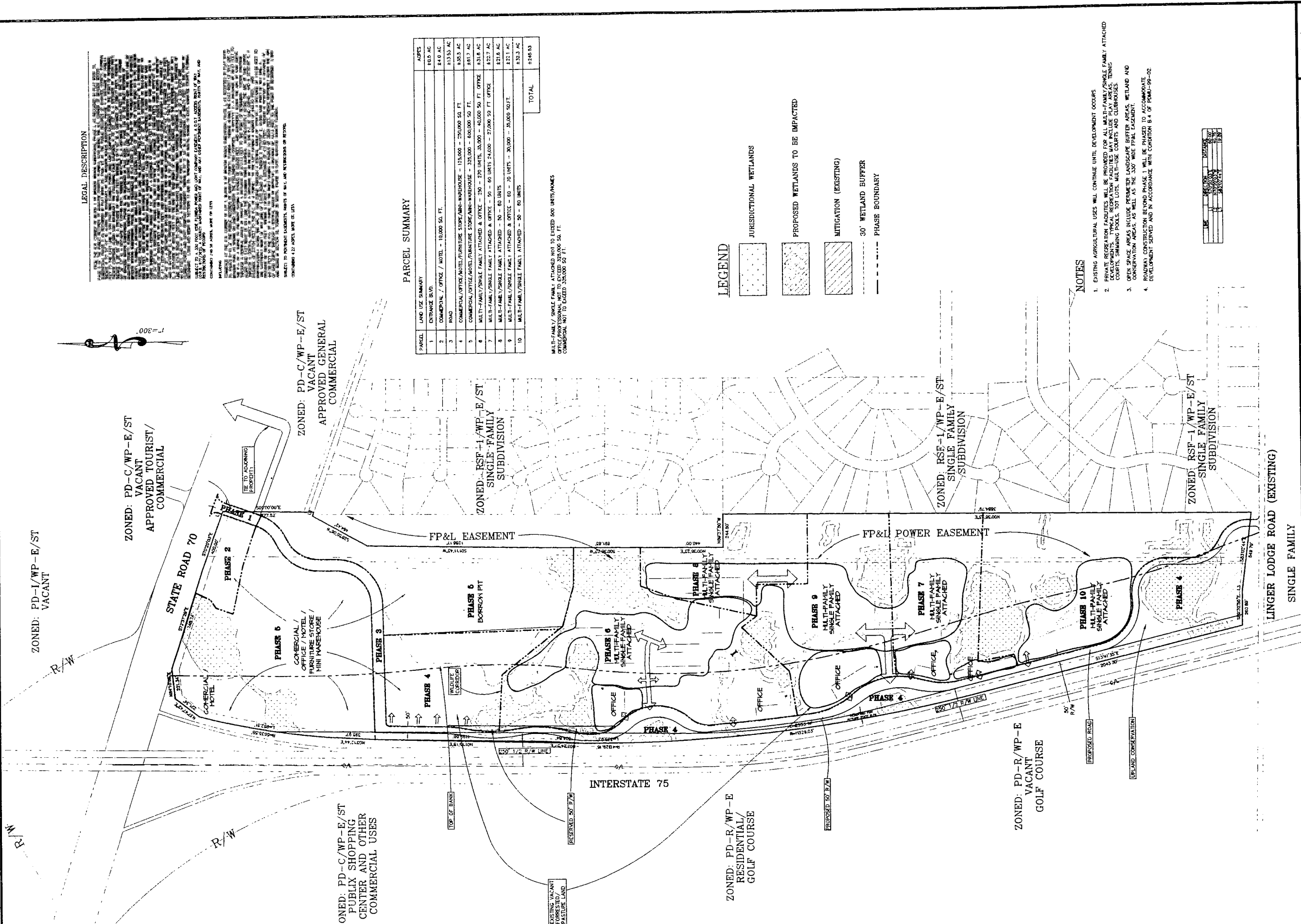
Droller, Naffar & Shroyer, L.C.

11/14/03
 1/20/03
 201 4th Avenue West, Suite 200
 Port Orange, FL 32127
 (386) 321-1111
 www.droller.com
 Landscape Architecture & Environmental Consultants
 ENGINEERS, PLANNERS, SURVEYORS
 IN SOUTH FLORIDA
 FILE NO. 02-28-03
 DATE 02-28-03
 JOB NO. 02-28271
 SCALE 1" = 1'
 DESIGNED BY JMS
 DRAWN BY JMS

REVISIONS	DATE	BY	DESCRIPTION
1			PER DIRC
2			PER CLIENT
3			
4			
5			
6			
7			

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 SHEET 2



LEGAL DESCRIPTION
 THE PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST, & SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...
 CONTAINING 232 ACRES, MORE OR LESS.

PARCEL SUMMARY

PARCEL	LAND USE SUMMARY	ADRES
1	ENTRANCE BLDG.	815.8 AC
2	COMMERCIAL / OFFICE / HOTEL - 10,000 SQ. FT.	24.0 AC
3	ROAD	113.53 AC
4	COMMERCIAL OFFICE/MOTEL/FURNITURE STORE/WAREHOUSE - 175,000 - 250,000 SQ. FT.	835.3 AC
5	COMMERCIAL OFFICE/MOTEL/FURNITURE STORE/WAREHOUSE - 325,000 - 400,000 SQ. FT.	817.7 AC
6	MULTI-FAMILY/SINGLE FAMILY ATTACHED & OFFICE - 250 - 270 UNITS, 15,000 - 40,000 SQ. FT. OFFICE	431.6 AC
7	MULTI-FAMILY/SINGLE FAMILY ATTACHED & OFFICE - 50 - 60 UNITS, 24,000 - 27,000 SQ. FT. OFFICE	522.7 AC
8	MULTI-FAMILY/SINGLE FAMILY ATTACHED & OFFICE - 50 - 60 UNITS	521.6 AC
9	MULTI-FAMILY/SINGLE FAMILY ATTACHED & OFFICE - 60 - 70 UNITS - 30,000 - 35,000 SQ. FT.	522.1 AC
10	MULTI-FAMILY/SINGLE FAMILY ATTACHED - 50 - 60 UNITS	532.3 AC
TOTAL		5246.53

MULTI-FAMILY/SINGLE FAMILY ATTACHED NOT TO EXCEED 500 UNITS/PHASE
 OFFICE/PROFESSIONAL NOT TO EXCEED 325,000 SQ. FT.
 COMMERCIAL NOT TO EXCEED 325,000 SQ. FT.

LEGEND

- JURISDICTIONAL WETLANDS
- PROPOSED WETLANDS TO BE IMPACTED
- MITIGATION (EXISTING)
- 30' WETLAND BUFFER
- PHASE BOUNDARY

NOTES

- EXISTING AGRICULTURAL USES WILL CONTINUE UNTIL DEVELOPMENT OCCURS
- PRIVATE RECREATION FACILITIES WILL BE PROVIDED FOR ALL MULTI-FAMILY/SINGLE FAMILY ATTACHED DEVELOPMENTS. TYPICAL RECREATION FACILITIES INCLUDE: TENNIS COURTS, SWIMMING POOLS, TOT LOTS, MULTI-USE COURTS AND CLUBHOUSES.
- OPEN SPACE AREAS INCLUDE PERIMETER LANDSCAPE BUFFER AREAS, WETLAND AND CONSERVATION AREAS, AS WELL AS THE 300' WIDE PEARL CORRIDOR.
- ROADWAY CONSTRUCTION BEYOND PHASE 1 WILL BE PHASED TO ACCOMMODATE DEVELOPMENT SERVED AND IN ACCORDANCE WITH COMPANION B 4 OF P&A-02-02

DATE	DESCRIPTION
3/22/06	ISSUED FOR REVIEW
3/22/06	REVISED



REVISED GENERAL DEVELOPMENT PLAN
 FOR
RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST &
 SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

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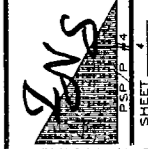
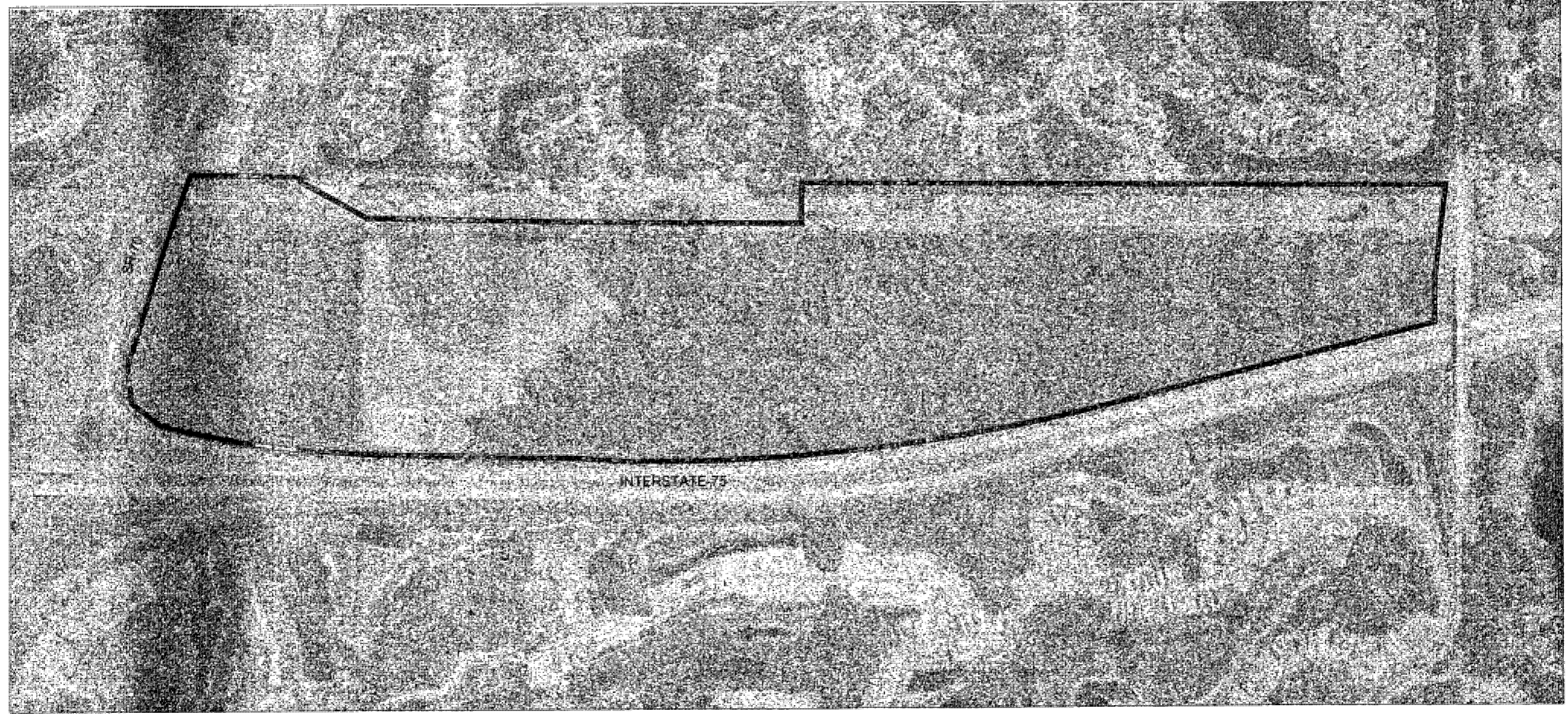
REVISIONS	DATE
1 PER. DRC	11/23/04
2 PER. COUNTY P/A W. RED.	10/AM/05
3 WETLAND IMPACT	2/15/06
4 PER. COUNTY	3/22/06
5	
6	
7	

Zoller, Najjar & Shroyer, L.L.C.
 Engineers, Planners, Surveyors
 1850 N. GORRISON BLVD., SUITE 200
 TAMPA, FLORIDA 33605
 TEL: 813.289.1234 FAX: 813.289.1235
 WWW.ZOLLERNAJJAR.COM

DESIGNED BY: JN DATE: 3-22-06 FILE NO.: 17-1307
 DRAWN BY: JN JOB NO.: 02-17507 SCALE: 1"=300'

3/22/06

Job Number: 07-17507 CAD File Name: L:\07\07\07\PLANNING\07-17507\07-17507-01.dwg Plot Date and Time: 2006/07/17 15:57 Sheet Title: Aerial The Number: 1 of 1



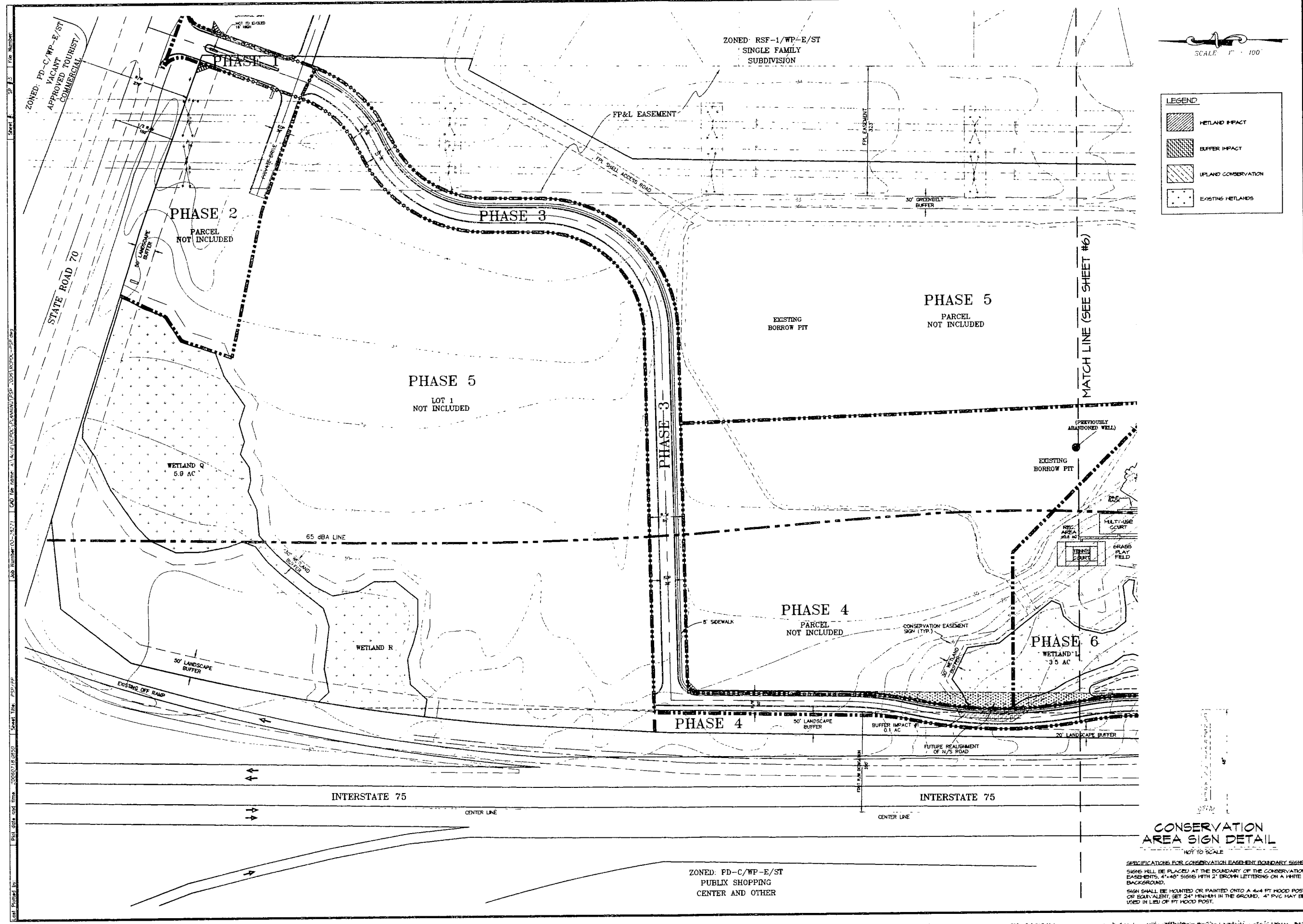
AERIAL FOR RIVER CLUB PARK OF COMMERCE
 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST & MANATEE COUNTY, FLORIDA

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REVISIONS	
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2	
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4	
5	
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Doller, Majer & Shroyer, L.L.C.
 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 221 NO. AVENUE, SUITE 2000
 TAMPA, FLORIDA 33601
 PHONE: (813) 248-2319
 FAX: (813) 248-2318
 WWW.DMSCONSULTANTS.COM

DESIGNED BY: JMS DATE: 2-27-03 FILE NO.: 17-1400
 DRAWN BY: JMS JOB NO.: 06-17507 SCALE: 1"=400'



1. Plot data and lines: 20080718.0250
 2. Sheet title: P101.dwg
 3. CAD file name: A:\2008\13\13001\13001.dwg
 4. Job Number: 03-28271
 5. File Number: SP 13

Zoller, Najjar & Shroyer, L.L.C.
 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 201 24th Avenue, Suite 400
 Palm Beach Gardens, FL 33418
 Phone: (561) 744-3316
 Fax: (561) 744-3316
 E-Mail: zns@znsllc.com
 Website: www.znsllc.com

DESIGNED	SS/TK/ME	DATE	08-09-02	FILE NO.	00-28271
DRAWN	RU	JOB NO.	00-28271	SCALE	1" = 100'
REVISIONS	DATE	BY	REASON		
1. PREP DRG.	04/14/03				
2. REPOSTED SIGN	12/2/03				

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

JNS
 JNS
 SHEET 5

CONSERVATION AREA SIGN DETAIL
NOT TO SCALE

SPECIFICATIONS FOR CONSERVATION EASEMENT BOUNDARY SIGNS:
 SIGNS SHALL BE PLACED AT THE BOUNDARY OF THE CONSERVATION EASEMENTS. 4" x 40" SIGNS WITH 2" BROWN LETTERING ON A WHITE BACKGROUND.
 SIGNS SHALL BE MOUNTED OR PAINTED ONTO A 4" x 4" WOOD POST, OR EQUIVALENT, SET 24" MINIMUM IN THE GROUND. 4" PVC MAY BE USED IN LIEU OF FT WOOD POST.

SHEET 7 OF 8 THE NUMBER: 20200716.0037 SHEET TITLE: PSP/PSP/PS
 DATE: 08-09-02
 PROJECT: PRELIMINARY SITE PLAN FOR PHASES 4-13 OF RIVER CLUB PARK OF COMMERCE
 DRAWN BY: JAS

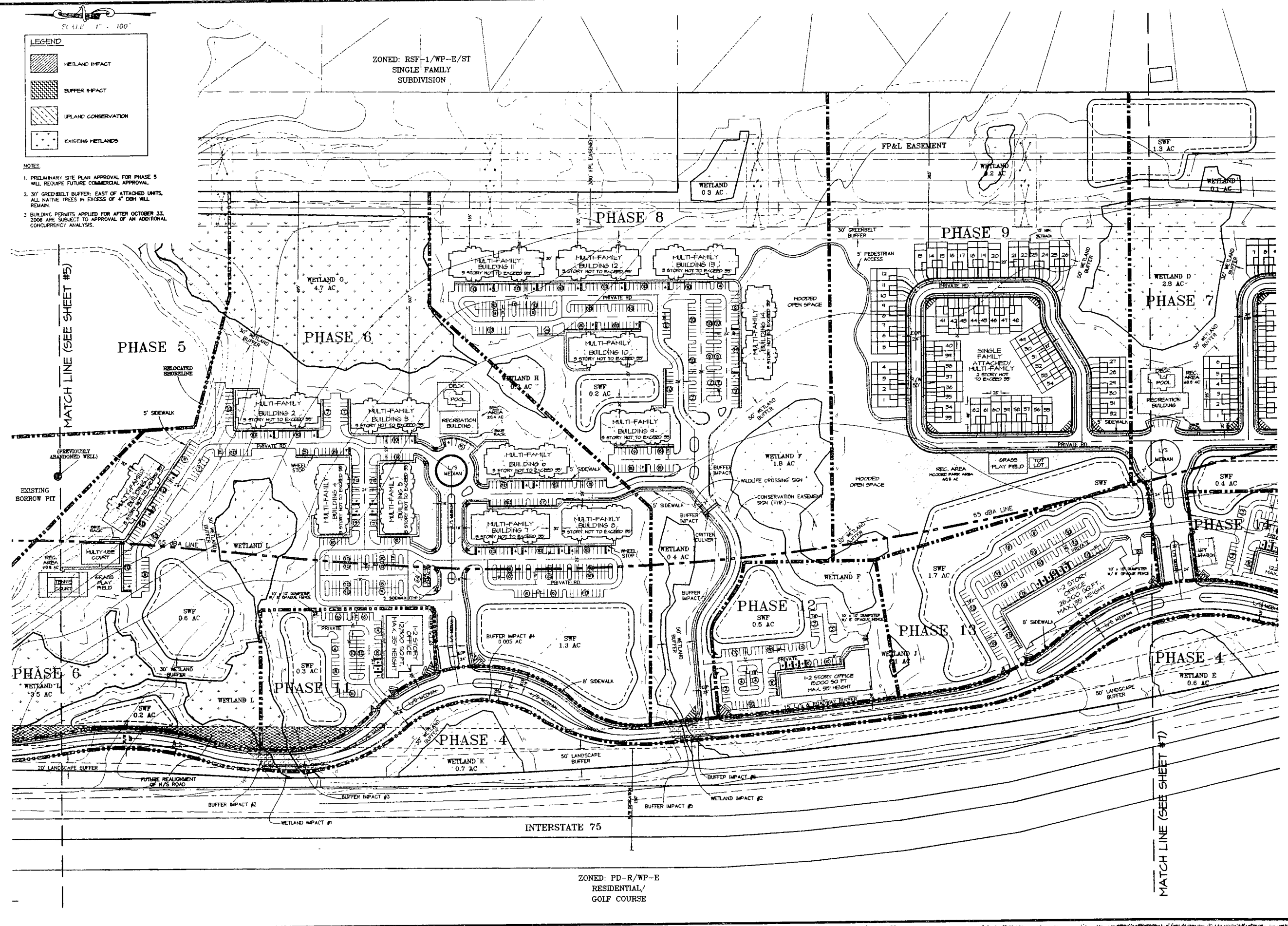
SCALE 1" = 100'

LEGEND

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

NOTES

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



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

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

Doller, Naylor & Shroyer, L.L.C.
 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 2400 N. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33309
 PHONE: (954) 340-2318
 FAX: (954) 340-2319
 WWW: www.dnsh.com

DESIGNED: SJS/TMK/ML
 DRAWN: JAS
 DATE: 08-09-02
 JOB NO.: 02-28871
 SCALE: 1" = 100'

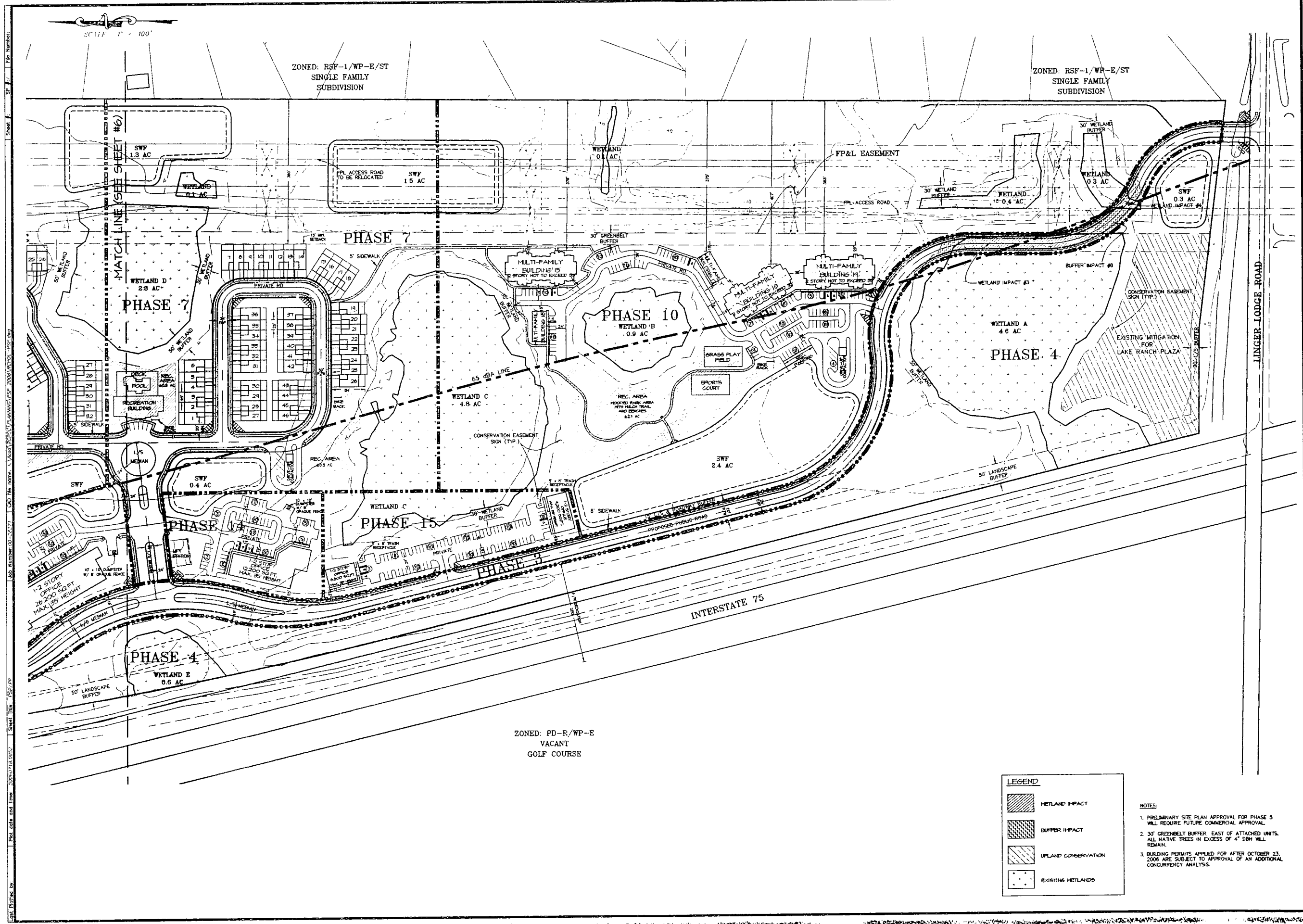
REVISIONS 04/14/03

NO.	DESCRIPTION
1	PER DRC
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PRELIMINARY SITE PLAN / PLAT
 FOR
RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

JAS
 PREPARED BY
 SHEET 7 OF 8



Doller, Naylor & Shroyer, L.C.
 Engineers, Planners, Surveyors
 Landscape Architects & Environmental Consultants
 201 NW AVENUE DRIVE EAST
 SUITE 200
 FORT LAUDERDALE, FL 33404
 PHONE: (954) 248-2310
 FAX: (954) 248-2310
 T-MAIL: 248-238000

REVISIONS

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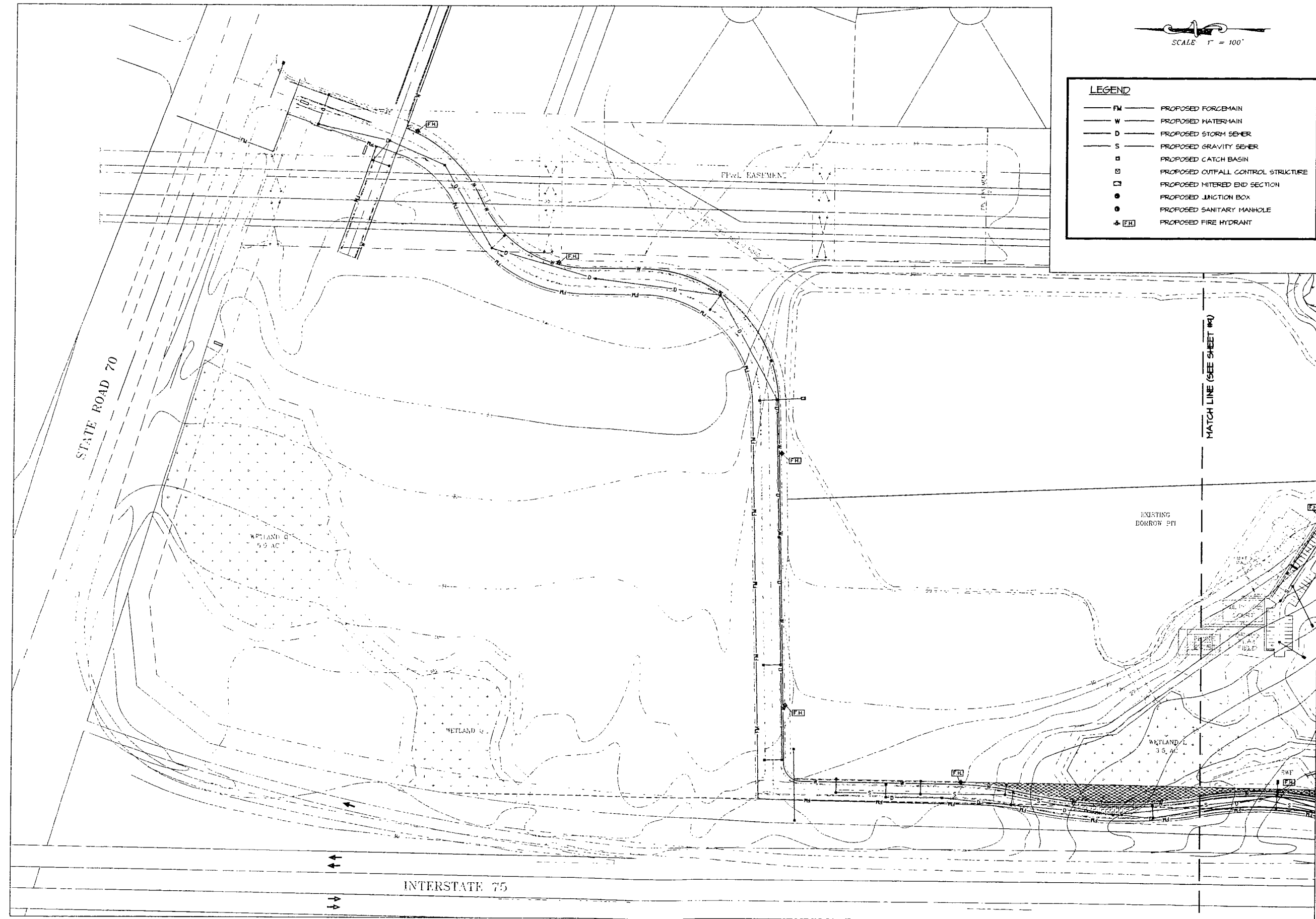
PRELIMINARY SITE PLAN / PLAT
 FOR
RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



FILE NO. 03-29271
 SCALE 1" = 100'
 JOB NO. 03-29271
 DATE 08-09-02
 DESIGNED SS/TK/ME
 DRAWN PJ

Plot Date and Time: 20060719.09:52
 Sheet Title: P5P.P5P
 LSP Number: 03-29271
 CAD File Name: L:\CAD\PROJECTS\PLANNING\RSF_ZONE\RSF_ZONE.P5P.dwg
 File Number: SP-17

Job Number: 05-30718-01
 Date: 05/26/09
 Scale: 1" = 100'
 Sheet: 1 of 1
 File Number: 05-30718-01



LEGEND

- FM — PROPOSED FORCEMAIN
- W — PROPOSED WATERMAIN
- D — PROPOSED STORM SEWER
- S — PROPOSED GRAVITY SEWER
- CB — PROPOSED CATCH BASIN
- OCS — PROPOSED OUTFALL CONTROL STRUCTURE
- MES — PROPOSED MITERED END SECTION
- JB — PROPOSED JUNCTION BOX
- SM — PROPOSED SANITARY MANHOLE
- FH — PROPOSED FIRE HYDRANT

Zoller, Majar & Shroyer, L.C.
 Engineers, Planners, Surveyors
 and Environmental Consultants
 10000 W. US HWY 90, SUITE 200
 MANATEE COUNTY, FLORIDA 34208
 PHONE: (813) 748-2310
 FAX: (813) 748-2311
 WWW.ZMS-FL.COM

REVISIONS

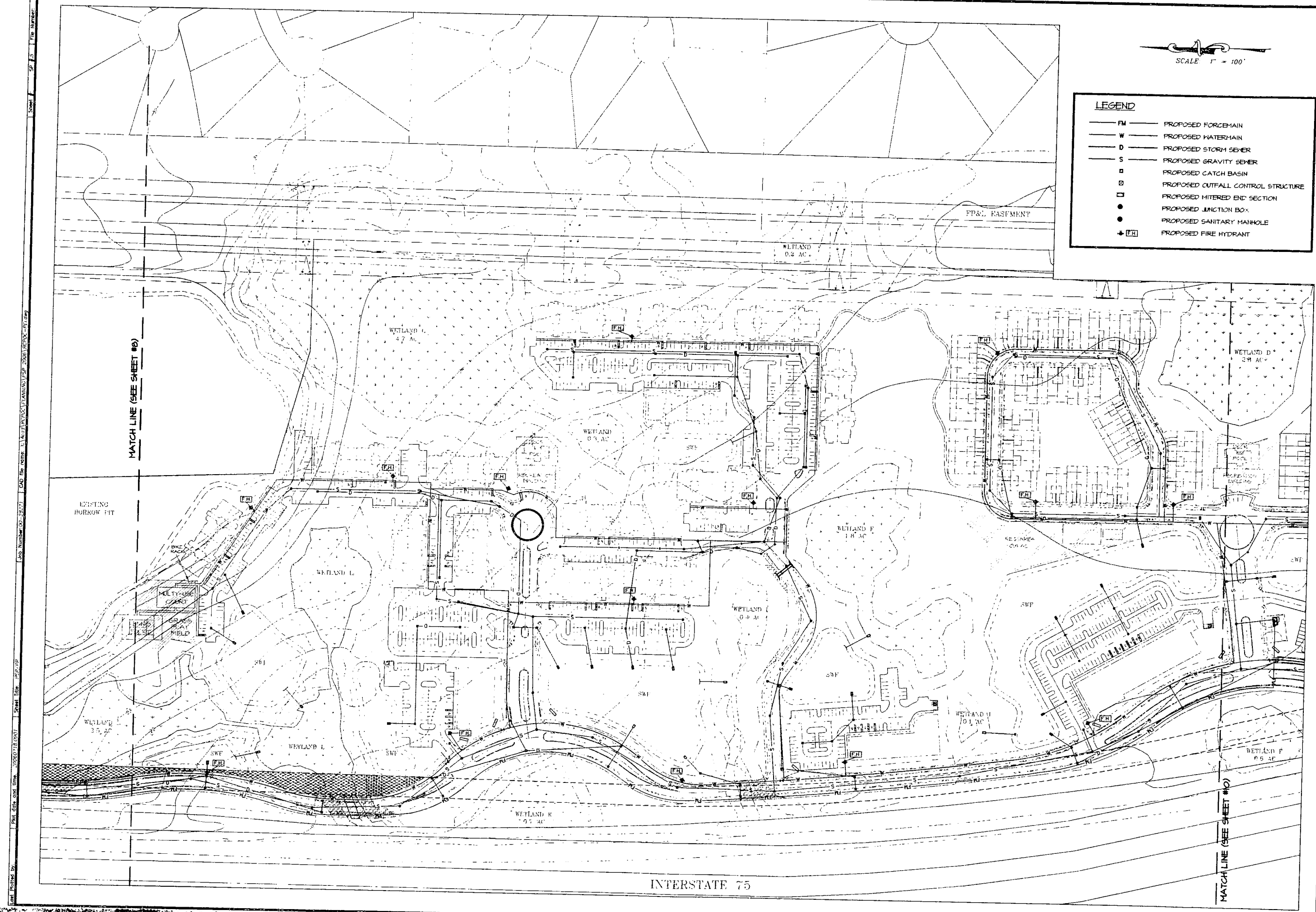
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PRELIMINARY ENGINEERING INTENT
 FOR
RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

ZMS
 ZOLLER, MAJAR & SHROYER, L.C.
 ENGINEERS, PLANNERS, SURVEYORS
 AND ENVIRONMENTAL CONSULTANTS
 10000 W. US HWY 90, SUITE 200
 MANATEE COUNTY, FLORIDA 34208
 PHONE: (813) 748-2310
 FAX: (813) 748-2311
 WWW.ZMS-FL.COM

DATE: 05/26/09
 JOB NO: 05-30718
 SCALE: 1" = 100'
 SHEET: 1 OF 1



LEGEND

FM	PROPOSED FORCEMAIN
W	PROPOSED WATERMAIN
D	PROPOSED STORM SEWER
S	PROPOSED GRAVITY SEWER
□	PROPOSED CATCH BASIN
□	PROPOSED OUTFALL CONTROL STRUCTURE
□	PROPOSED MITERED END SECTION
□	PROPOSED JUNCTION BOX
●	PROPOSED SANITARY MANHOLE
●	PROPOSED FIRE HYDRANT

SHEET NO. 02-38118
 DATE 05/30/06
 JOB NO. 02-38118
 SCALE 1" = 100'
 DRAWN BY DW
 DESIGNED BY
 CHECKED BY
 APPROVED BY
 PROJECT NO. 02-38118
 SHEET NO. 02-38118-01
 PROJECT NAME: RIVER CLUB PARK OF COMMERCE
 LOCATION: SECTIONS 13 & 24, TOWNSHIP 30 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
 PREPARED BY: [Firm Name]
 DATE: 05/30/06

Soller, Najjar & Shroyer, L.L.C.
 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 201 AVENUE 9905 SUITE 400
 WEST PALM BEACH, FLORIDA 33411
 TEL: (561) 832-2111
 FAX: (561) 832-2112
 WWW: SOLLERNAJJARSHROYER.COM

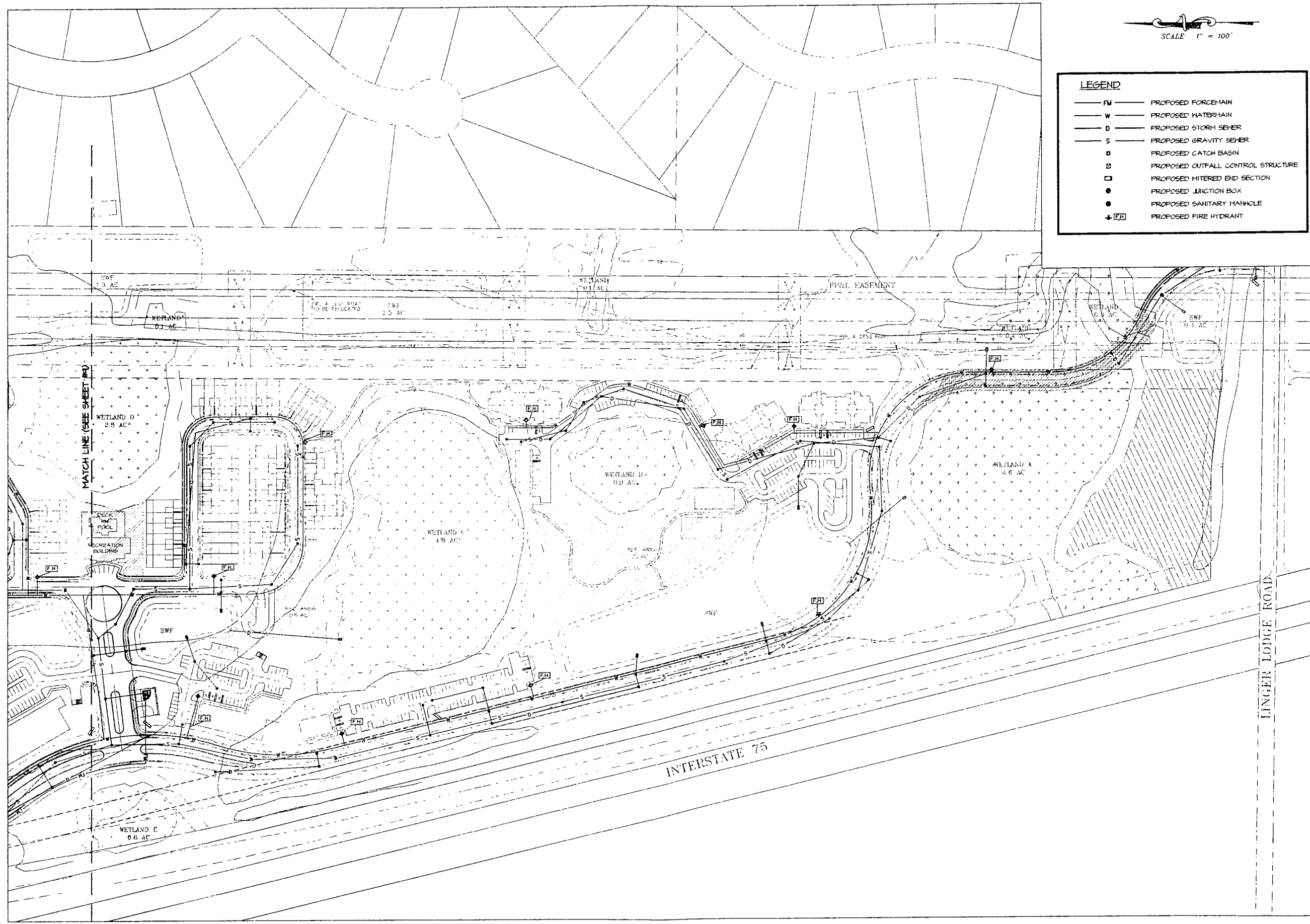
REVISIONS

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PRELIMINARY ENGINEERING INTENT
 FOR
RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTIONS 13 & 24, TOWNSHIP 30 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



Job Number: 00-001718-0001
 Sheet Title: PSP
 Job Name: RIVER CLUB PARK OF COMMERCE
 Date: 05/30/06
 Scale: 1" = 100'



SCALE 1" = 100'

LEGEND

FM	PROPOSED FORCE MAIN
W	PROPOSED WATER MAIN
D	PROPOSED STORM SEWER
S	PROPOSED GRAVITY SEWER
CB	PROPOSED CATCH BASIN
OCS	PROPOSED OUTFALL CONTROL STRUCTURE
MES	PROPOSED MITERED END SECTION
JB	PROPOSED JUNCTION BOX
SM	PROPOSED SANITARY MANHOLE
FH	PROPOSED FIRE HYDRANT

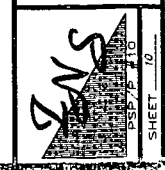
Zoller, Najar & Sharver, L.C.
 Engineers, Planners, Surveyors,
 Architects, Interiors & Environmental Consultants
 2000 W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1100
 Fax: (954) 571-1101
 Email: info@zns.com

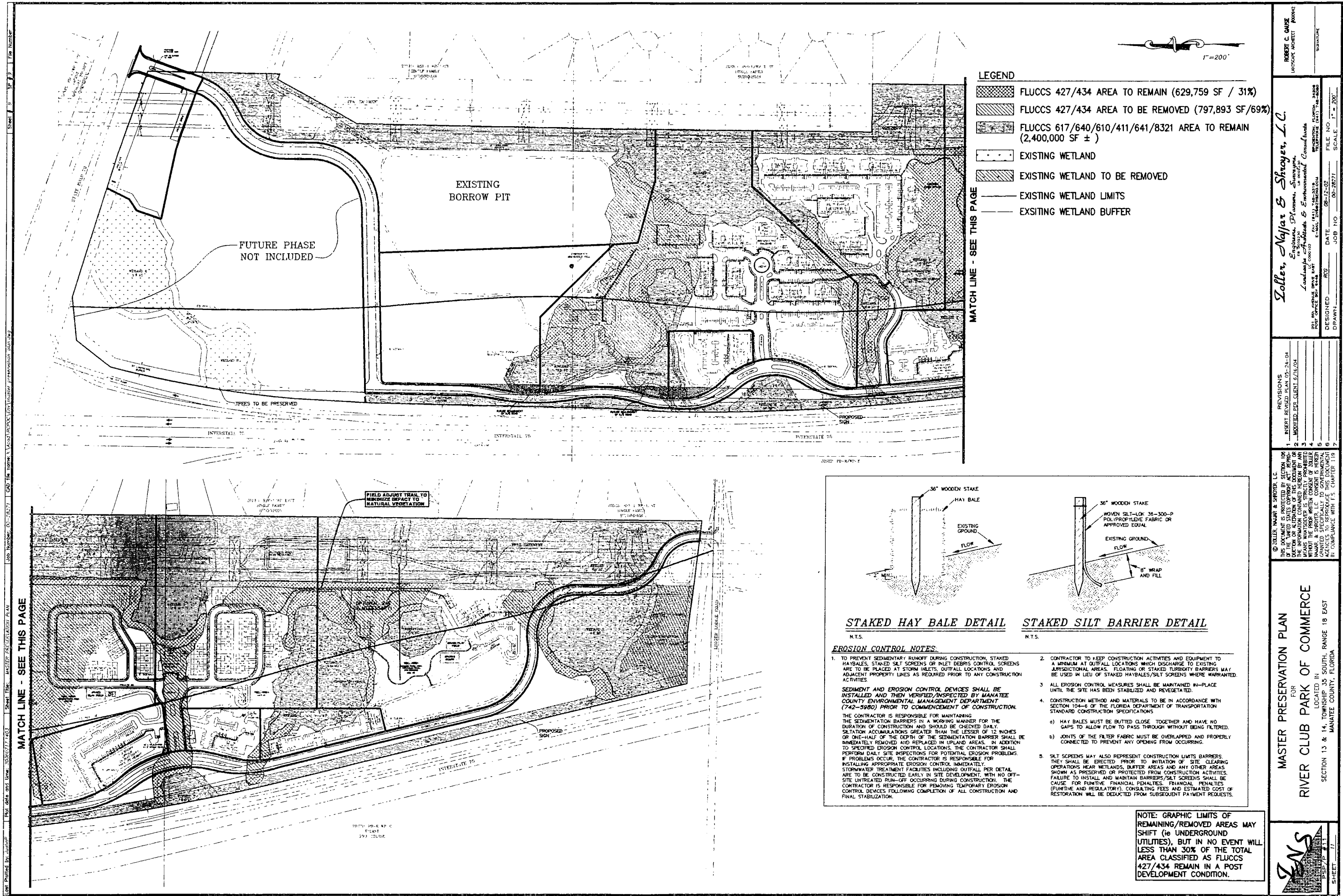
DESIGNED: DW DATE: 05/30/06
 DRAWN: DW JOB NO: 00-001718 SCALE: 1" = 100'

REVISIONS

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





Job Number: 03-28277 CAD File Name: L:\03\PROJECTS\COMMERCE\CONSTRUCTION\PLAN.DWG
 Sheet Title: MASTER PRESERVATION PLAN
 Plot Date and User: 20/06/2007 14:03
 Plot by: jstump

MATCH LINE - SEE THIS PAGE

MATCH LINE - SEE THIS PAGE

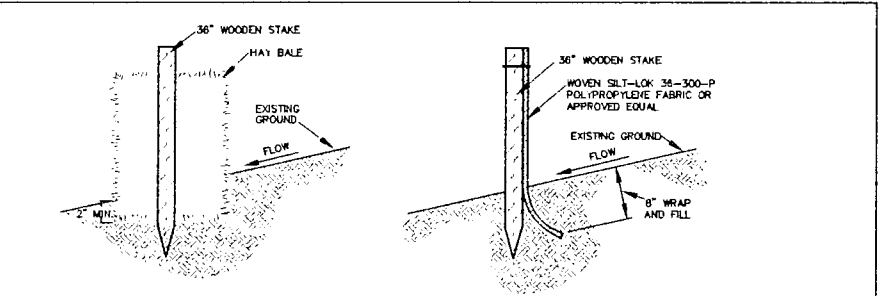
- LEGEND**
- FLUCCS 427/434 AREA TO REMAIN (629,759 SF / 31%)
 - FLUCCS 427/434 AREA TO BE REMOVED (797,893 SF/69%)
 - FLUCCS 617/640/610/411/641/8321 AREA TO REMAIN (2,400,000 SF ±)
 - EXISTING WETLAND
 - EXISTING WETLAND TO BE REMOVED
 - EXISTING WETLAND LIMITS
 - EXISTING WETLAND BUFFER

ROBERT C. GAUSE
 LANDSCAPE ARCHITECT
 SIGNATURE
 Toller, Najjar & Shroyer, L.L.C.
 Engineers, Planners, Surveyors
 Landscape Architects & Environmental Consultants
 1000 W. GORRISON BLVD. SUITE 200
 TAMPA, FLORIDA 33606
 PHONE: (813) 288-3030
 FAX: (813) 288-3030
 WWW: TOLLERNAJJAR.COM
 DATE: 06-12-07
 JOB NO: 03-28277
 FILE NO: 1-2007
 SCALE: 1" = 200'
 DRAWN:

- REVISIONS**
1. INSERT REVISED PLAN 05-24-04
 2. MODIFIED SPEC CLIENT 5/16/04
 - 3.
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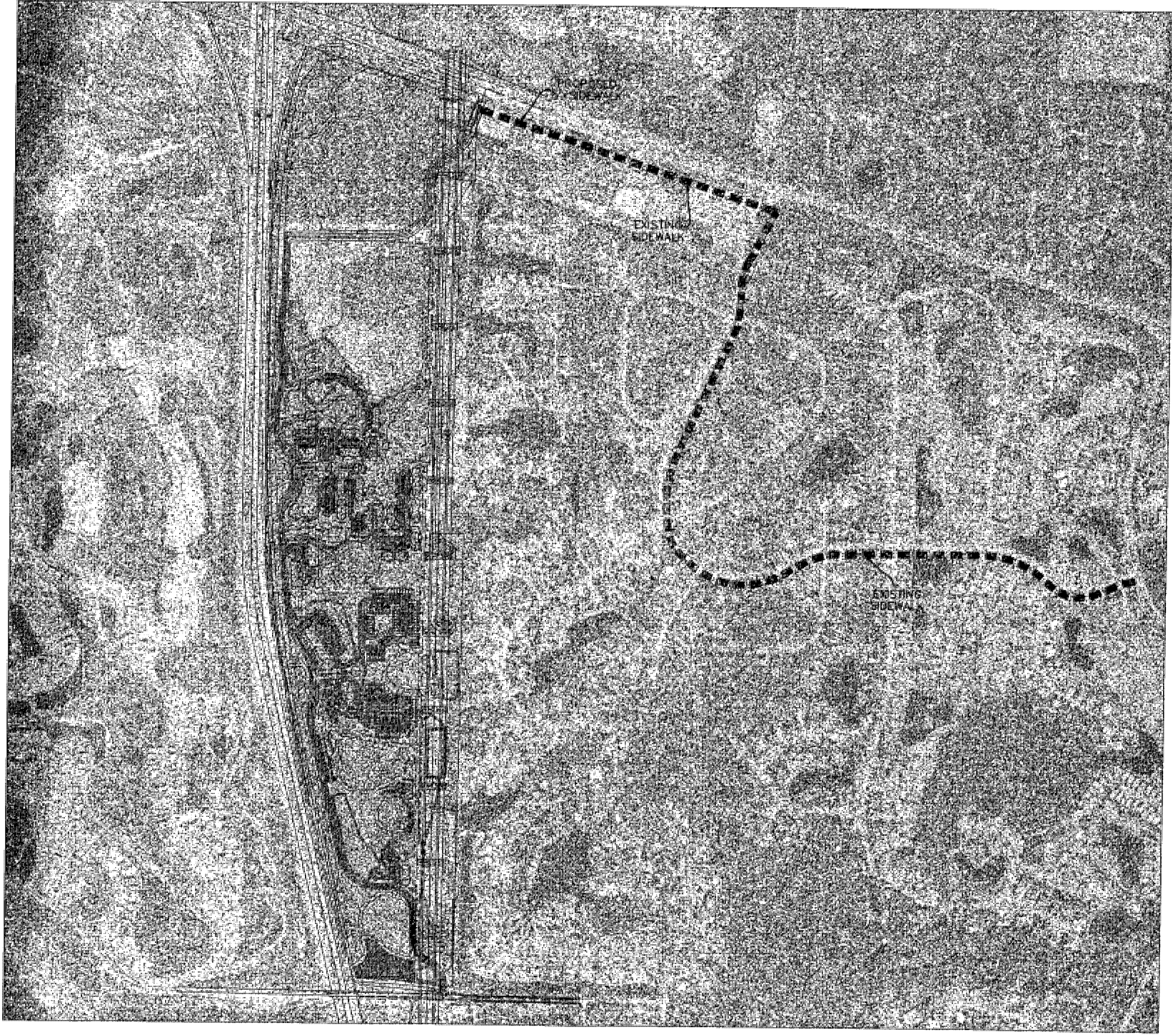
MASTER PRESERVATION PLAN
 FOR
 RIVER CLUB PARK OF COMMERCE
 SECTION 13 & 14, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

TNS
 PREPARED BY
 SHEET 111



- EROSION CONTROL NOTES**
1. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAYBALES, STAKED SILT SCREENS OR SILT BARRIERS CONTROL SCREENS ARE TO BE PLACED AT STORM INLETS, OUTFALL LOCATIONS AND ADJACENT PROPERTY LINES AS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 2. CONTRACTOR TO KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT TO A MINIMUM AT OUTFALL LOCATIONS WHICH DISCHARGE TO EXISTING JURISDICTIONAL AREAS. FLOATING OR STAKED TURBIDITY BARRIERS MAY BE USED IN LIEU OF STAKED HAYBALES/SILT SCREENS WHERE WARRANTED.
 3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN-PLACE UNTIL THE SITE HAS BEEN STABILIZED AND REVEGETATED.
 4. CONSTRUCTION METHOD AND MATERIALS TO BE IN ACCORDANCE WITH SECTION 104-6 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION SPECIFICATIONS.
 - a) HAY BALES MUST BE BUTTED CLOSE TOGETHER AND HAVE NO GAPS TO ALLOW FLOW TO PASS THROUGH WITHOUT BEING FILTERED.
 - b) JOINTS OF THE FILTER FABRIC MUST BE OVERLAPPED AND PROPERLY CONNECTED TO PREVENT ANY OPENING FROM OCCURRING.
 5. SILT SCREENS MAY ALSO REPRESENT CONSTRUCTION LIMITS BARRIERS. THEY SHALL BE ERECTED PRIOR TO INITIATION OF SITE CLEARING OPERATIONS NEAR WETLANDS, BUFFER AREAS AND ANY OTHER AREAS SHOWN AS PRESERVED OR PROTECTED FROM CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL AND MAINTAIN BARRIERS/SILT SCREENS SHALL BE CAUSE FOR PUNITIVE FINANCIAL PENALTIES. FINANCIAL PENALTIES (FURTHER AND REGULATORY), CONSULTING FEES AND ESTIMATED COSTS OF RESTORATION WILL BE DEDUCTED FROM SUBSEQUENT PAYMENT REQUESTS.

NOTE: GRAPHIC LIMITS OF REMAINING/REMOVED AREAS MAY SHIFT (ie UNDERGROUND UTILITIES), BUT IN NO EVENT WILL LESS THAN 30% OF THE TOTAL AREA CLASSIFIED AS FLUCCS 427/434 REMAIN IN A POST DEVELOPMENT CONDITION.



1" = 400'

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

Zoller, Naffar & Shroyer, L.L.C.
 Engineers, Planners, Surveyors
 and Architects & Environmental Consultants
 251 1st Avenue South East
 Palm Beach Gardens, FL 33418
 TEL: 561-992-2222 FAX: 561-992-2223
 WWW.ZNS.COM

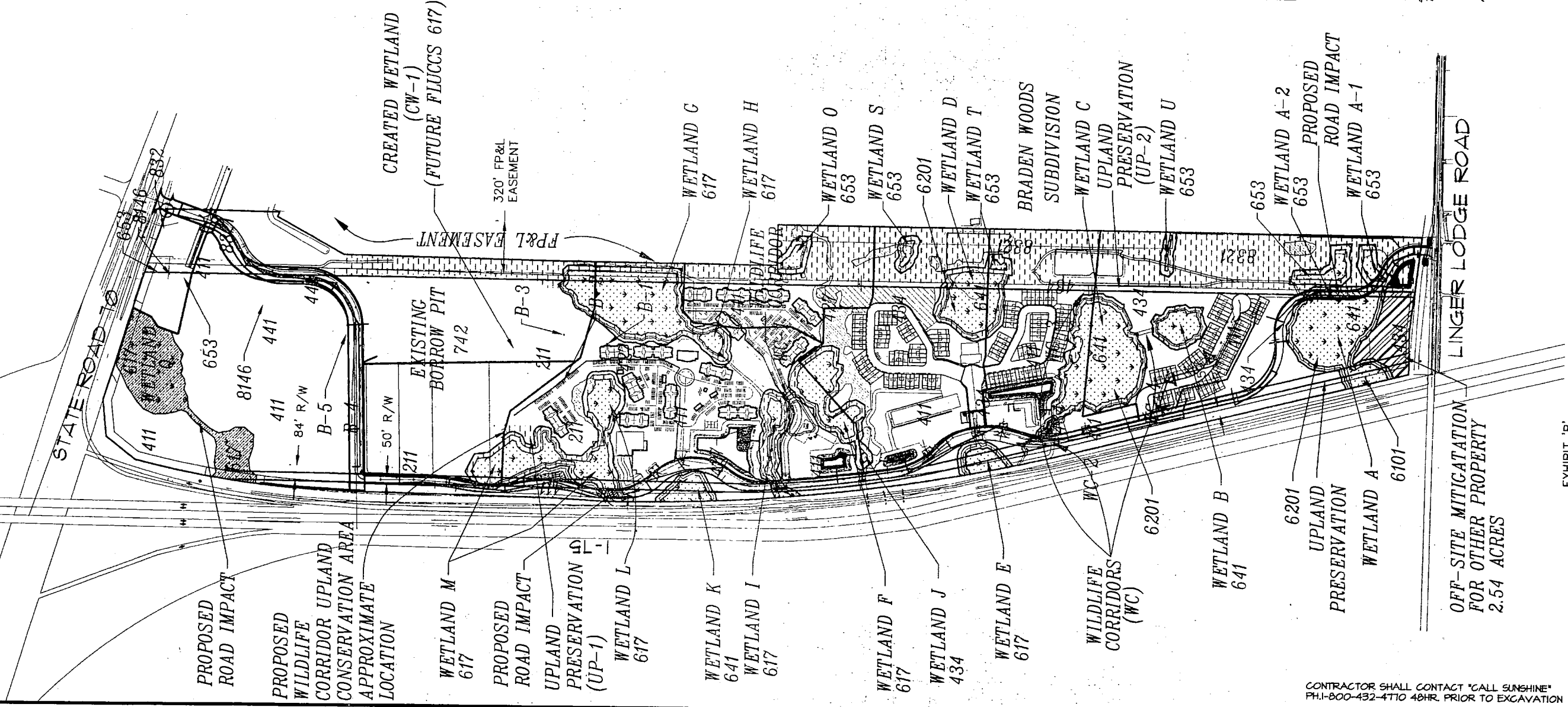
REVISIONS

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DESIGNED BY: DATE: 03/22/08
 DRAWN BY: JOB NO.: 00-17507
 FILE NO.: 00-17507
 SCALE: 1"=400'



SHEET 17



LEGEND:

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

FLUCCS #	TOTAL AREA	POST DEVELOPMENT AREA
211	17.46 Ac.	0 Ac.
411	90.07 Ac.	6.87 Ac.
420	7.69 Ac.	1.62 Ac.
427	17.94 Ac.	4.62 Ac.
434	24.62 Ac.	5.51 Ac.
441	9.40 Ac.	0 Ac.
617	15.67 Ac.	15.42 Ac.
641	9.85 Ac.	8.83 Ac.
653	7.54 Ac.	1.46 Ac.
6101	1.61 Ac.	1.61 Ac.
6201	2.47 Ac.	2.47 Ac.
626	0.08 Ac.	0.08 Ac.
742	19.50 Ac.	8.10 Ac.
8146	1.04 Ac.	0 Ac.
8321	36.66 Ac.	33.70 Ac.
TOTAL	249.60 Ac.	88.46 Ac.

BOUNDARY LINE

WETLAND BUFFERS (SHOWN ONLY ON WETLANDS WITHOUT PROPOSED IMPACTS)

PROPOSED WILDLIFE CORRIDORS

EXISTING ON-SITE WETLANDS

PROPOSED UPLAND CONSERVATION AREA

PROPOSED WETLAND IMPACTS

EXISTING MITIGATION AREA

NOTES:

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

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

ZNS
PSP/JP - JTS
SHEET 13

DESIGNED BY: DATE: 2/19/06
DRAWN: JOB NO.: 00-17507
SCALE: 1"=300'

REVISIONS
1 REVISED PER SURVEYOR RESPONSE 02-23-06
2 REVISED PER SURVEYOR RESPONSE 02-28-06
3 REVISED PER SURVEYOR RESPONSE 03-01-06
4 REVISED PER SURVEYOR RESPONSE 03-01-06
5 REVISED PER SURVEYOR RESPONSE 03-01-06
6 REVISED PER SURVEYOR RESPONSE 03-01-06

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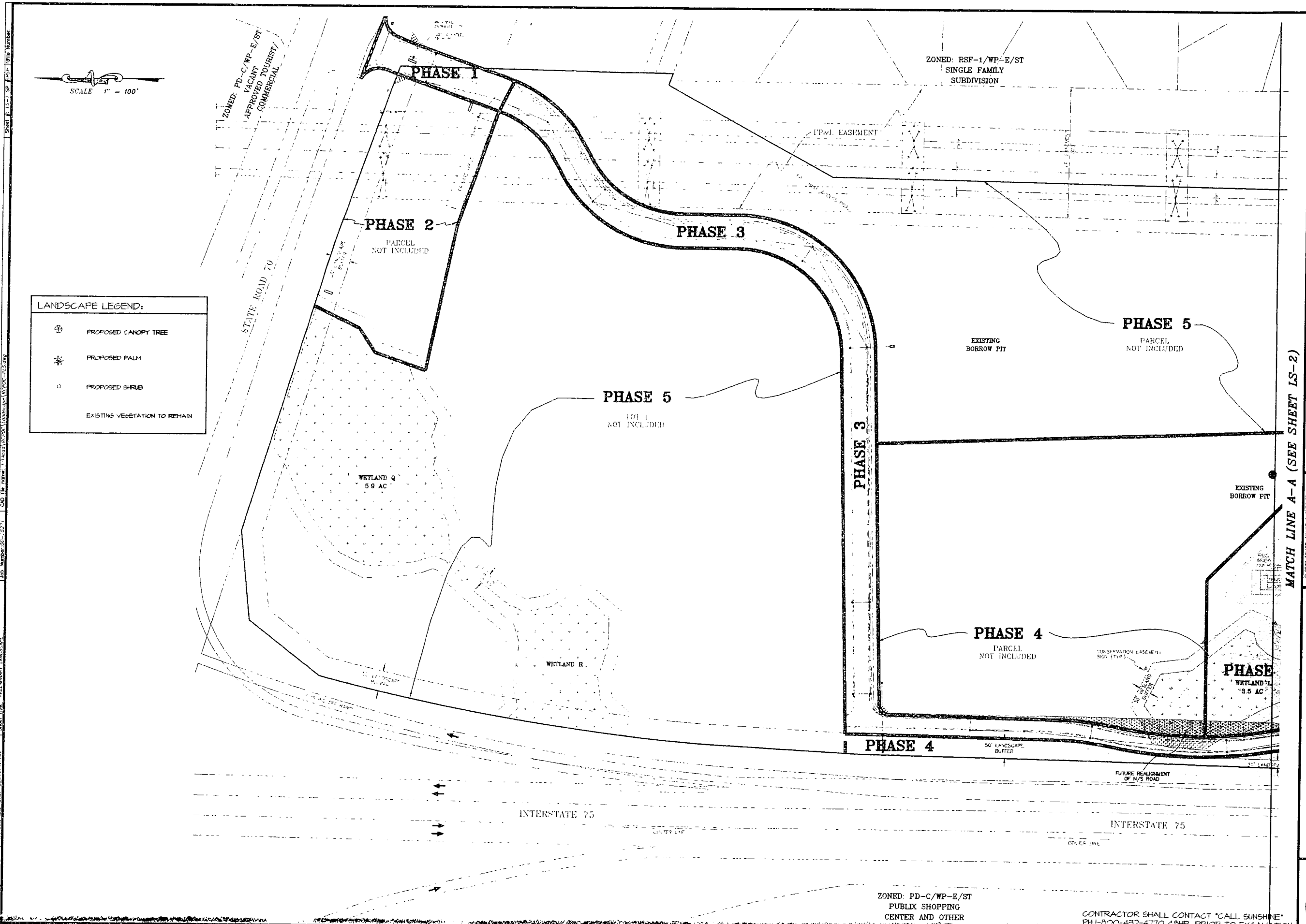
Zoller, Major & Shroyer, L.L.C.
Engineers, Planners, Surveyors
in Florida
Landmarks, Habitats & Environmental Consultants
P.O. Box 10000, Manatee County, FL 34688
Tel: 813.742.5000
Fax: 813.742.5000
www.zmsllc.com

ROBERT C. OMISE
LANDMARK ARCHITECT PHOTOGRAPHY

9/17/01
9/26/2006

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

EXHIBIT 'B'



Prepared by: _____ Date: _____
Checked by: _____ Date: _____
Reviewed by: _____ Date: _____

ZOLLER, NAJAR & SHROYER, L.L.C. Engineers, Planners, Surveyors, Landscape Architects & Environmental Consultants P.O. Box 42146, Dallas, TX 75242-0146 Tel: 972.421.4600 Fax: 972.421.4601 www.zns.com	
DESIGNED BY: _____ DATE: 2/19/07	FILE NO.: _____ SCALE: 1" = 100'
DRAWN BY: _____	JOB NO.: 00-08026
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PRELIMINARY LANDSCAPE PLAN FOR RIVER CLUB PARK OF COMMERCE LOCATED IN SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA	



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

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

SCALE: 1" = 100'

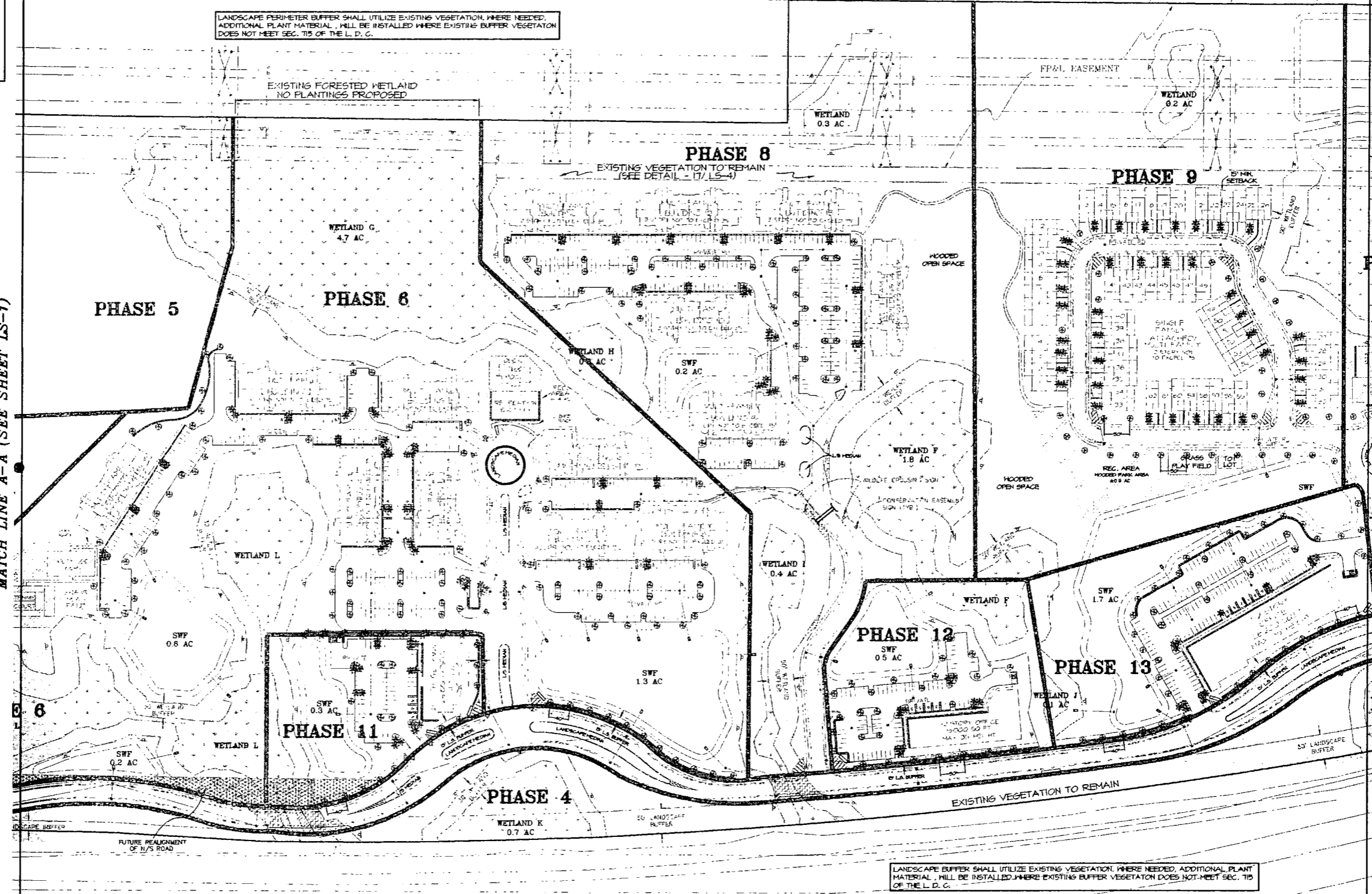
ZONED: RSF-1/WP-E/ST
SINGLE FAMILY
SUBDIVISION

LANDSCAPE PERIMETER BUFFER SHALL UTILIZE EXISTING VEGETATION, WHERE NEEDED. ADDITIONAL PLANT MATERIAL WILL BE INSTALLED WHERE EXISTING BUFFER VEGETATION DOES NOT MEET SEC. 715 OF THE L. D. C.

EXISTING FORESTED WETLAND
NO PLANTINGS PROPOSED

MATCH LINE A-A (SEE SHEET LS-1)

MATCH LINE B-B (SEE SHEET LS-3)



LANDSCAPE BUFFER SHALL UTILIZE EXISTING VEGETATION, WHERE NEEDED. ADDITIONAL PLANT MATERIAL WILL BE INSTALLED WHERE EXISTING BUFFER VEGETATION DOES NOT MEET SEC. 715 OF THE L. D. C.

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

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

ROBERT C. GAUSE
LANDSCAPE ARCHITECT

Zoller, Najjar & Shroyer, L.L.C.
Landscape Architecture & Environmental Consultants
201 N. APACHE AVE., SUITE 200
TALLAHASSEE, FL 32302
TEL: 904.578.0318
FAX: 904.578.0300

REVISIONS
1 REVISIONS
2 LAYOUT MODIFICATIONS
3 REVISED LINE DIAL
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7

DESIGNED BY: [Signature]
DATE: 2/12/08
JOB NO.: 00-38026
SCALE: 1" = 100'

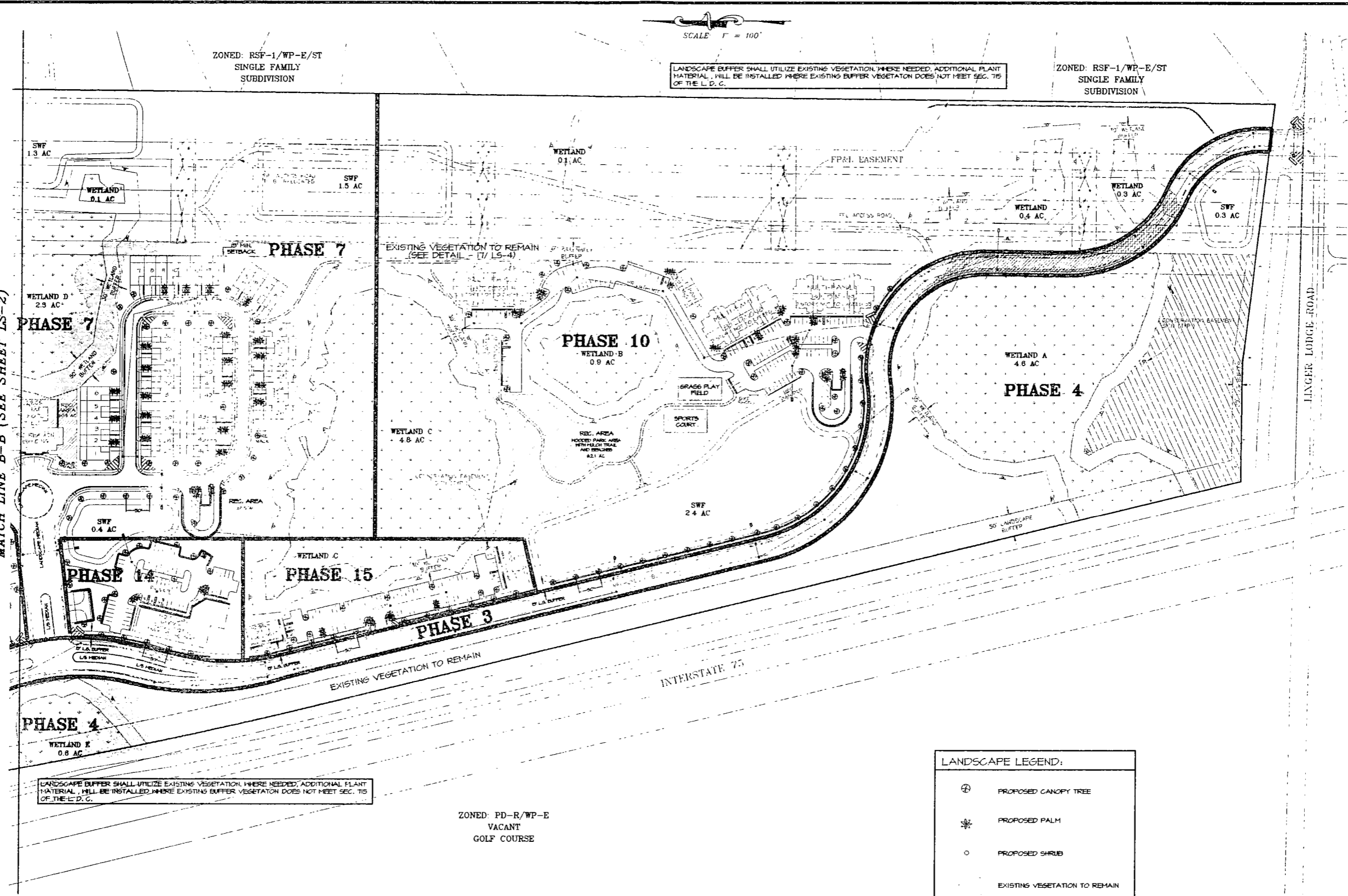
PRELIMINARY LANDSCAPE PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

INS
PHI-800-432-4770
SHEET LS-2

Job Number: 00-38026
 Date: 2/12/08
 Job Name: RIVER CLUB PARK OF COMMERCE LANDSCAPE PLAN
 Scale: 1" = 100'
 Designer: R. C. GAUSE
 Date: 2/12/08
 Job No.: 00-38026
 Scale: 1" = 100'
 Sheet Title: PRELIMINARY LANDSCAPE PLAN
 Job No.: 00-38026
 Date: 2/12/08
 Job Name: RIVER CLUB PARK OF COMMERCE LANDSCAPE PLAN
 Scale: 1" = 100'
 Designer: R. C. GAUSE
 Date: 2/12/08
 Job No.: 00-38026
 Scale: 1" = 100'

Plot date and time: 20/06/2018 10:22
 Sheet Title: PRELIMINARY LANDSCAPE PLAN
 Job Number: 00-30027
 CAD file name: \\cadd\00-30027\00-30027-LS-2.dwg
 User: R. G. GIBSON
 Plot Date and Time: 20/06/2018 10:22
 Sheet Title: PRELIMINARY LANDSCAPE PLAN
 Job Number: 00-30027
 CAD file name: \\cadd\00-30027\00-30027-LS-2.dwg
 User: R. G. GIBSON

MATCH LINE B-B (SEE SHEET LS-2)



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

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

LANDSCAPE BUFFER SHALL UTILIZE EXISTING VEGETATION, WHERE NEEDED, ADDITIONAL PLANT MATERIAL, WILL BE INSTALLED WHERE EXISTING BUFFER VEGETATION DOES NOT MEET SEC. 715 OF THE L.D.C.

LANDSCAPE BUFFER SHALL UTILIZE EXISTING VEGETATION, WHERE NEEDED, ADDITIONAL PLANT MATERIAL, WILL BE INSTALLED WHERE EXISTING BUFFER VEGETATION DOES NOT MEET SEC. 715 OF THE L.D.C.

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

INTERSTATE 75

JINGER LODGE ROAD

LANDSCAPE LEGEND:	
⊕	PROPOSED CANOPY TREE
✳	PROPOSED PALM
○	PROPOSED SHRUB
—	EXISTING VEGETATION TO REMAIN

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

Zoller, Najjar & Shroyer, L.C.
 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 201 W. MANATEE AVENUE, SUITE 200
 PALM BAY, FLORIDA 32909
 TEL: (888) 242-2338
 FAX: (888) 242-2339
 E-MAIL: ZNS@ZNSLCA.COM
 WWW.ZNSLCA.COM

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2	LAYOUT MODIFICATIONS
3	REVISED PER EPC
4	
5	
6	
7	

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CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
PHI-800-432-4TTU 40HR. PRIOR TO EXCAVATION

SHEET LS-2

Job Number: 20090717.057
Sheet Title: PSP/PP COVER SHEET
Last Plotted By: Denny
CAD File: 20090717.057.DWG
Job Number: 20090717.057
SP / 15s Number

PART 2

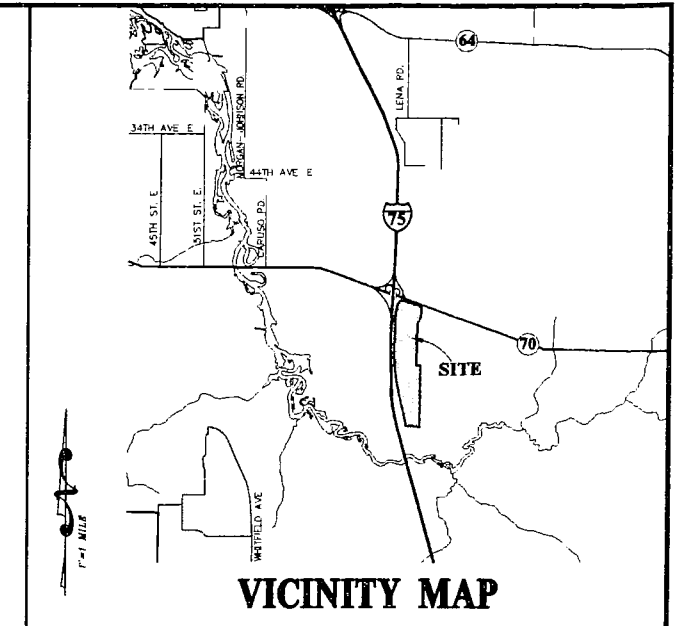
PRELIMINARY SITE PLAN/PLAT

FOR

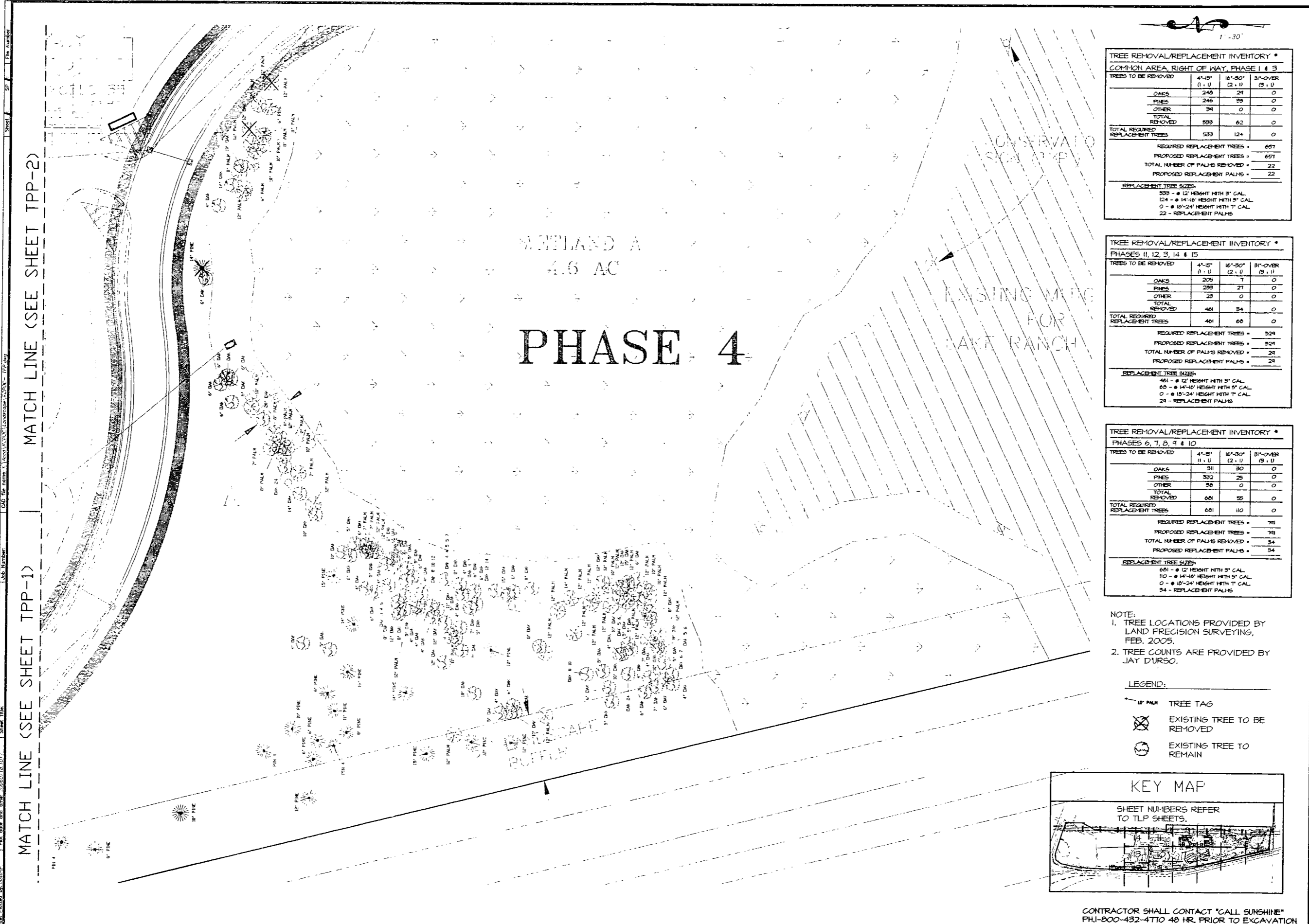
RIVER CLUB PARK OF COMMERCE PHASES 1, 3, 6, 7, 8, 9 & 10

LOCATED IN

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



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



Match Line (See Sheet TPP-1) | Match Line (See Sheet TPP-2)

WETLAND A 4.6 AC PHASE 4

1" = 30'

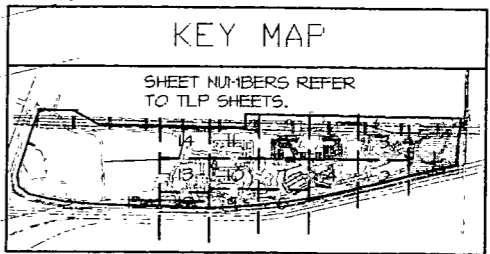
TREE REMOVAL/REPLACEMENT INVENTORY *			
COMMON AREA, RIGHT OF WAY, PHASE I & 3			
TREES TO BE REMOVED	4"-15" (1, 1)	16"-30" (2, 1)	31"-OVER (3, 1)
OAKS	246	24	0
PINES	246	33	0
OTHER	34	0	0
TOTAL REMOVED	533	62	0
TOTAL REQUIRED REPLACEMENT TREES	533	124	0
REQUIRED REPLACEMENT TREES =	657		
PROPOSED REPLACEMENT TREES =	657		
TOTAL NUMBER OF PALMS REMOVED =	22		
PROPOSED REPLACEMENT PALMS =	22		
REPLACEMENT TREE SIZES:			
533 - ● 12" HEIGHT WITH 3" CAL.			
124 - ● 14"-16" HEIGHT WITH 5" CAL.			
0 - ● 18"-24" HEIGHT WITH 7" CAL.			
22 - REPLACEMENT PALMS			

TREE REMOVAL/REPLACEMENT INVENTORY *			
PHASES II, 12, 3, 14 & 15			
TREES TO BE REMOVED	4"-15" (1, 1)	16"-30" (2, 1)	31"-OVER (3, 1)
OAKS	205	7	0
PINES	239	27	0
OTHER	25	0	0
TOTAL REMOVED	469	34	0
TOTAL REQUIRED REPLACEMENT TREES	461	66	0
REQUIRED REPLACEMENT TREES =	524		
PROPOSED REPLACEMENT TREES =	524		
TOTAL NUMBER OF PALMS REMOVED =	24		
PROPOSED REPLACEMENT PALMS =	24		
REPLACEMENT TREE SIZES:			
461 - ● 12" HEIGHT WITH 3" CAL.			
66 - ● 14"-16" HEIGHT WITH 5" CAL.			
0 - ● 18"-24" HEIGHT WITH 7" CAL.			
24 - REPLACEMENT PALMS			

TREE REMOVAL/REPLACEMENT INVENTORY *			
PHASES 6, 7, 8, 9 & 10			
TREES TO BE REMOVED	4"-15" (1, 1)	16"-30" (2, 1)	31"-OVER (3, 1)
OAKS	311	30	0
PINES	332	25	0
OTHER	30	0	0
TOTAL REMOVED	681	55	0
TOTAL REQUIRED REPLACEMENT TREES	681	110	0
REQUIRED REPLACEMENT TREES =	791		
PROPOSED REPLACEMENT TREES =	791		
TOTAL NUMBER OF PALMS REMOVED =	34		
PROPOSED REPLACEMENT PALMS =	34		
REPLACEMENT TREE SIZES:			
681 - ● 12" HEIGHT WITH 3" CAL.			
110 - ● 14"-16" HEIGHT WITH 5" CAL.			
0 - ● 18"-24" HEIGHT WITH 7" CAL.			
34 - REPLACEMENT PALMS			

- NOTE:
- TREE LOCATIONS PROVIDED BY LAND PRECISION SURVEYING, FEB. 2005.
 - TREE COUNTS ARE PROVIDED BY JAY DURSO.

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



CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
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RIVER CLUB PARK OF COMMERCE
 SECTION A, TOWNSHIP B SOUTH, RANGE C EAST
 MANATEE COUNTY, FLORIDA

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

SHEET
 TPP-7

REVISIONS
 1 LAYOUT MODIFICATIONS
 2 REVISIONS TO TREE TAGS
 3
 4
 5
 6
 7

DESIGNER
 JAY DURSO
 DATE
 02/07/05
 JOB NO.
 00-29613
 SCALE
 1"=30'

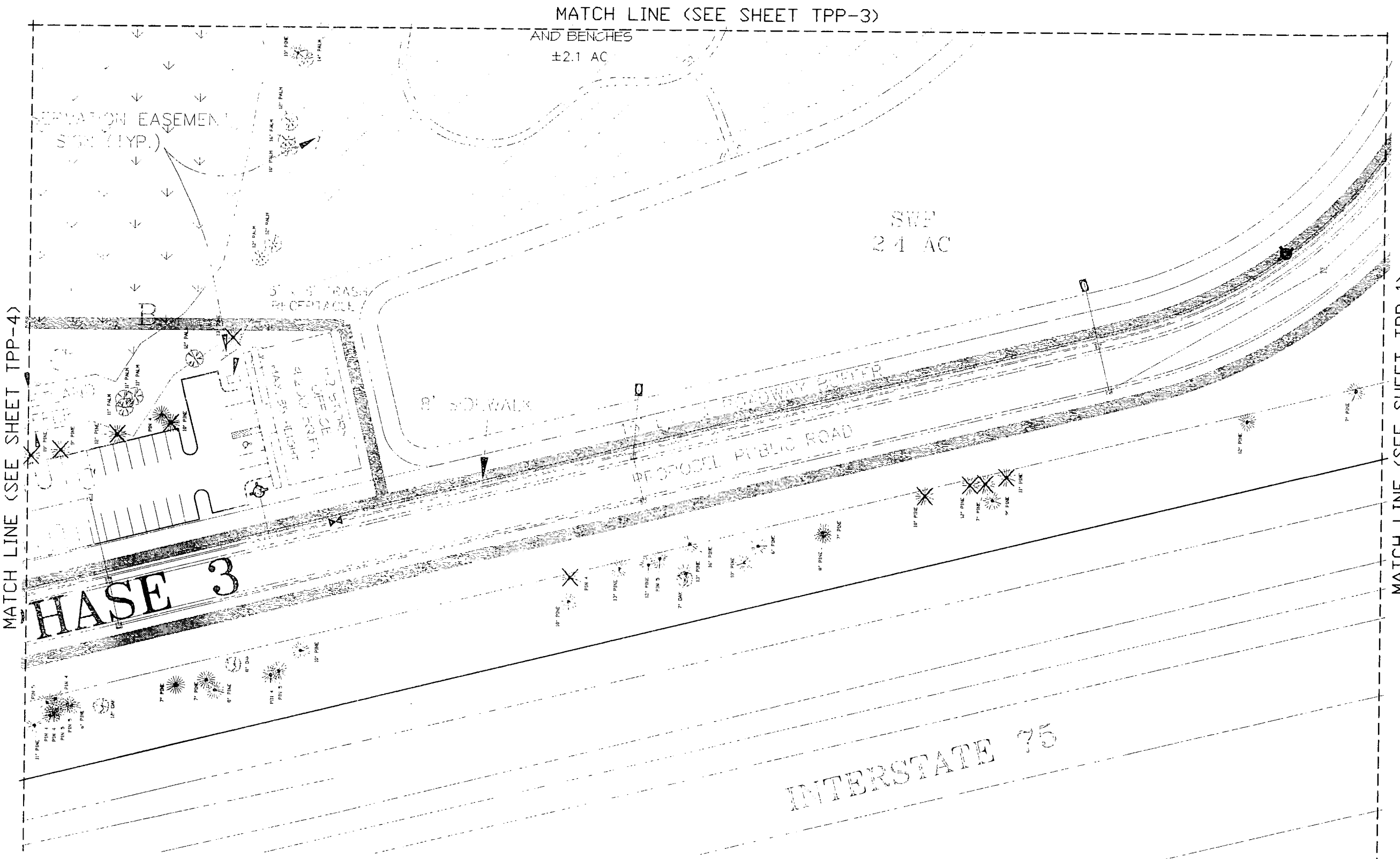
CONSULTANTS
 Zoller, Naffar & Shroyer, L.C.
 Environmental, Planning, Surveying,
 Engineering, Architecture & Environmental Consultants
 2015 W. MANATEE AVENUE, SUITE 100
 PALM BAY, FLORIDA 32909
 PHONE: (888) 444-3434
 FAX: (888) 444-3434
 WEBSITE: WWW.ZNS.COM

PROJECT NO.
 00-29613
 DATE
 02/07/05
 JOB NO.
 00-29613
 SCALE
 1"=30'

PROJECT NO.
 00-29613
 DATE
 02/07/05
 JOB NO.
 00-29613
 SCALE
 1"=30'

PROJECT NO.
 00-29613
 DATE
 02/07/05
 JOB NO.
 00-29613
 SCALE
 1"=30'

L.C.B. Number: CAD THE DESIGN & LANDSCAPE CONSULTING GROUP, INC. SHEET TITLE: Tree Location Plan for River Club Park of Commerce
 Date: 02/07/08 10:17
 Scale: 1" = 30'
 File Number: SP

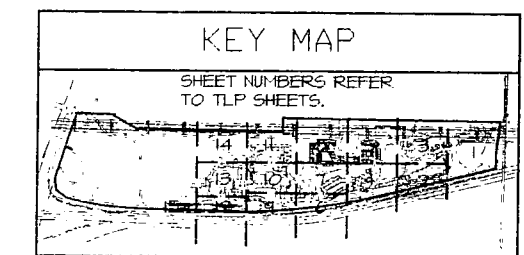


MATCH LINE (SEE SHEET TPP-4)

MATCH LINE (SEE SHEET TPP-3)
AND BENCHES
±2.1 AC

MATCH LINE (SEE SHEET TPP-1)

INTERSTATE 75



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

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PHI-800-432-4110 48 HRS PRIOR TO EXCAVATION

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

Zoller, Najjar & Shroyer, L.C.
 Landscape Architects, Planners, Scientists, Engineers, and Environmental Consultants
 3011 W. MANATEE AVENUE, SUITE 200
 MANATEE, FLORIDA 34460
 PHONE (888) 888-8888
 FAX (888) 888-8889
 WWW.ZNSLANDSCAPE.COM

DESIGNED: RJS/JPB
 DRAWN: JPB
 DATE: 02/07/08
 JOB NO.: 00-28818
 SCALE: 1" = 30'
 FILE NO.: 7-37

ROBERT C. GAUSE
 LANDSCAPE ARCHITECT
 SIGNATURE

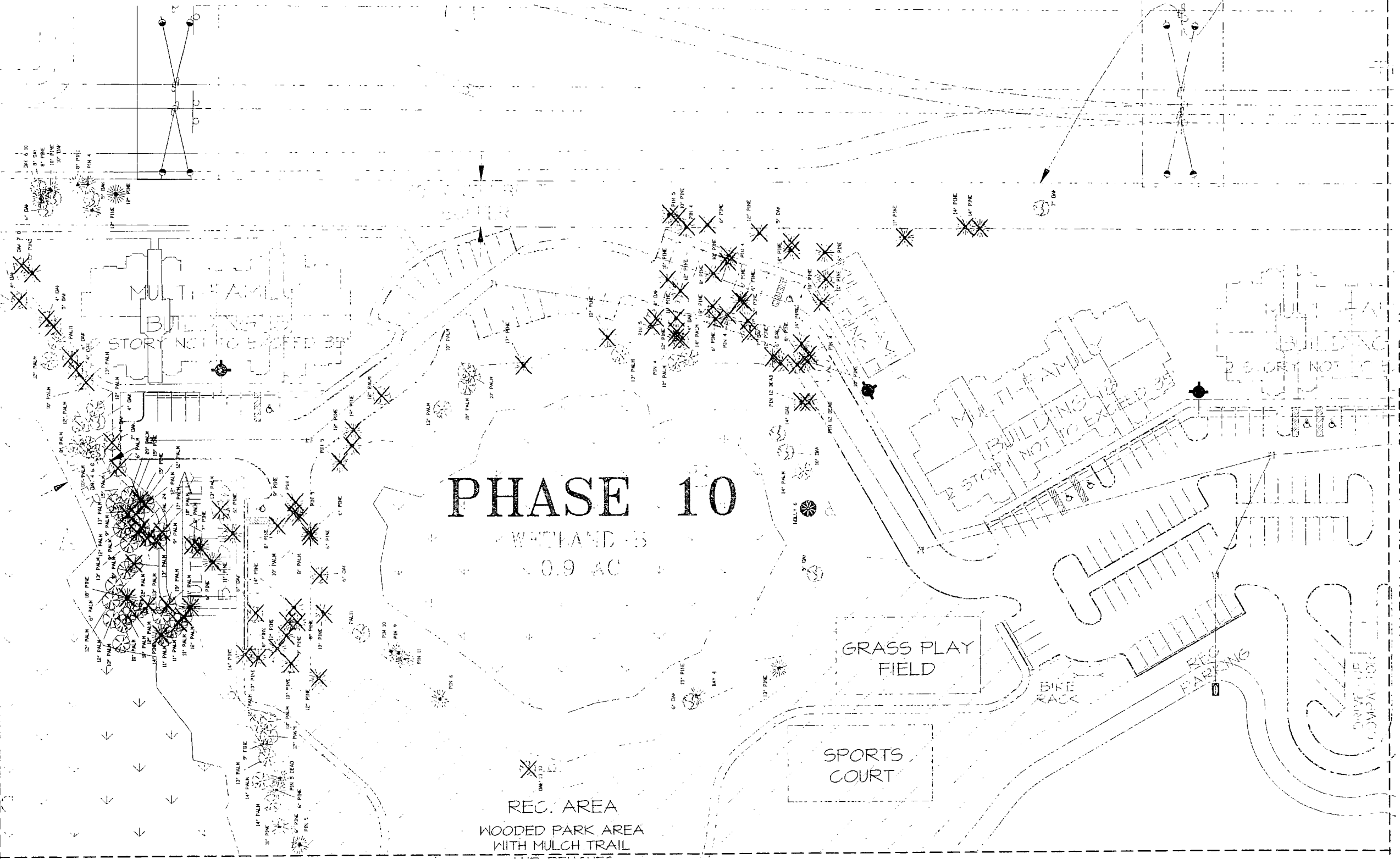
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NO.	DATE	DESCRIPTION
1	02/07/08	ISSUED FOR PERMIT



USG Number: 20240712.1116 Sheet Title: P&L Site and Site 20240712.1116

MATCH LINE (SEE SHEET TPP-5)



MATCH LINE (SEE SHEET TPP-1)

PHASE 10

WETLAND 0.9 AC

REC. AREA
WOODED PARK AREA
WITH MULCH TRAIL

GRASS PLAY FIELD

SPORTS COURT

BIKE RACK

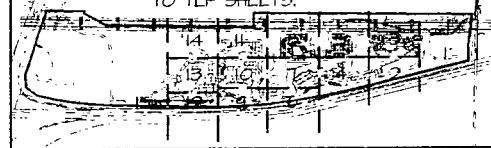
REG. PARKING

DRIVE UP COMPACTOR

MATCH LINE (SEE SHEET TPP-2)

KEY MAP

SHEET NUMBERS REFER TO TLP SHEETS.

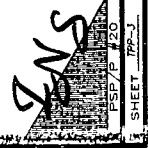


LEGEND:

- TREE TAG
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
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TREE LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST
MANATEE COUNTY, FLORIDA



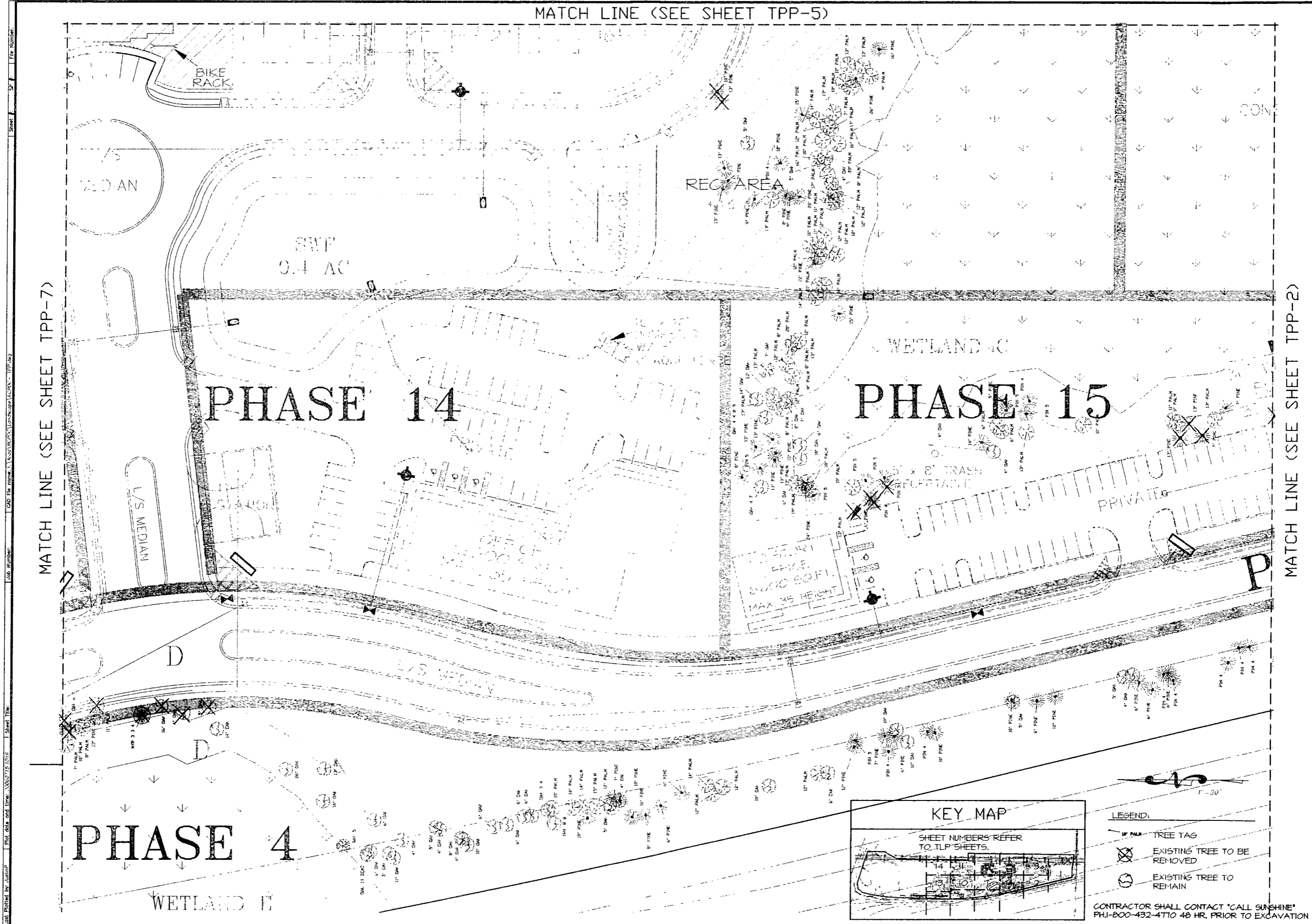
Zoller, Najjar & Shroyer, L.C.
Engineers, Planners, Surveyors,
Landscape Architects & Environmental Consultants
1000 N. US HWY 90, SUITE 100
DUNEDIN, FLORIDA 34628
TEL: 888.448.9200 FAX: 888.448.9201
WWW.ZNS-FL.COM

DESIGNED: RSD/BBP DATE: 02/07/03 FILE NO.: 17-307
DRAWN: JSP JOB NO.: 09-28618 SCALE: 1"=30'

ROBERT C. GAUSE
LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL ARCHITECT
FLORIDA LICENSE NO. 14588

REVISIONS	DATE
1 LAYOUT MODIFICATIONS	04/24/03
2 RE-DESIGNED TREE TAGS	06/25/03
3	
4	
5	
6	
7	

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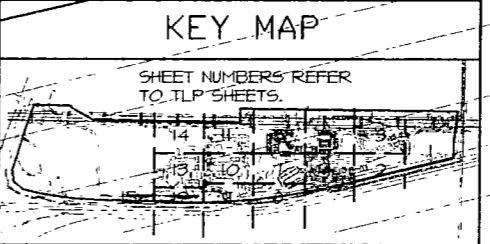
MATCH LINE (SEE SHEET TPP-5)

MATCH LINE (SEE SHEET TPP-2)

PHASE 4

PHASE 14

PHASE 15



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

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
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TREE LOCATION PLAN
FOR
RIVER CLUB PARK OF COMMERCE
SECTION A, TOWNSHIP B, SOUTH RANGE C EAST
MANATEE COUNTY, FLORIDA

REVISIONS

1	LAYOUT MODIFICATIONS	04/24/06
2	REVISED PER DRC	05/25/06
3		
4		
5		
6		
7		

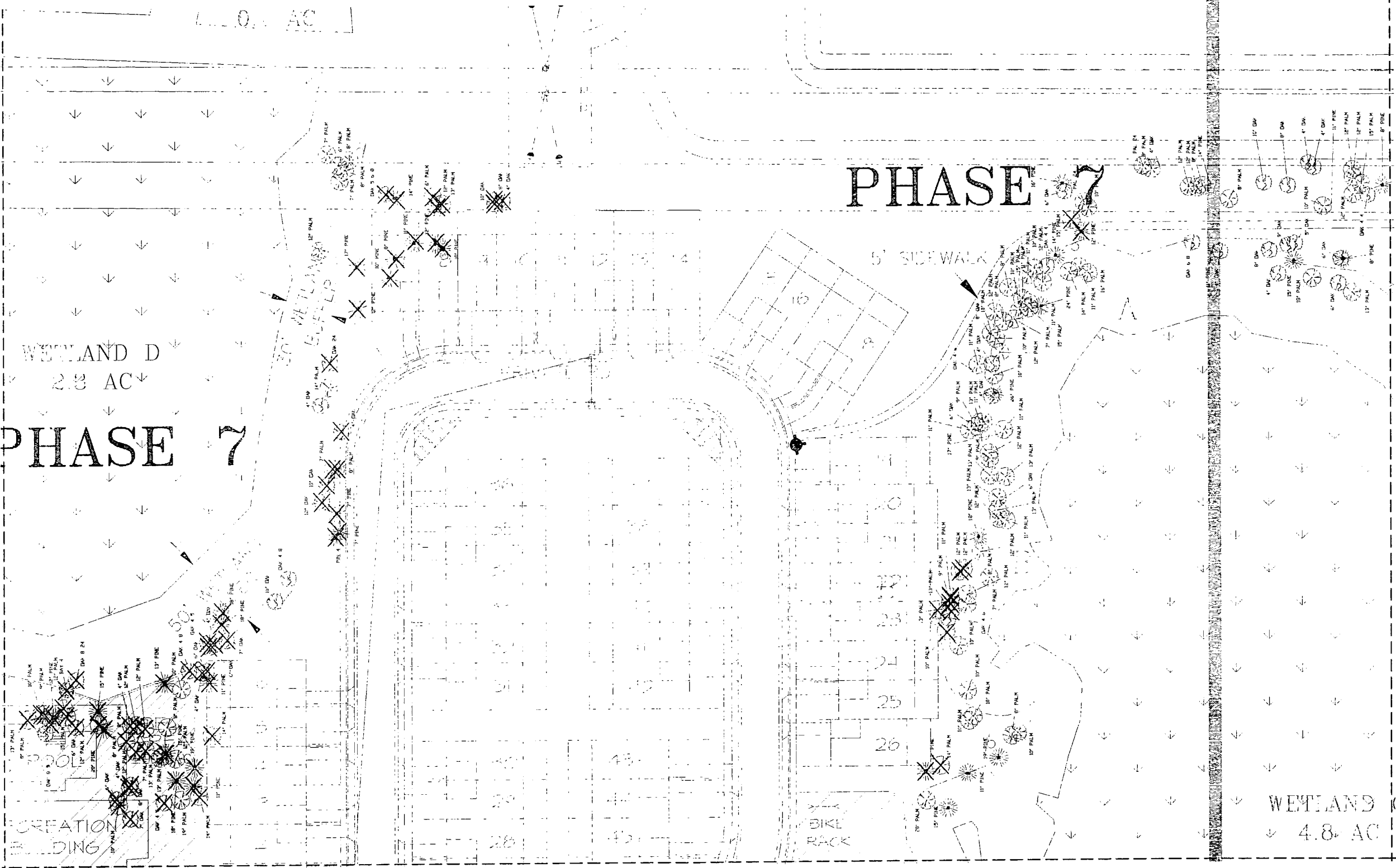
DESIGNED BY: DATE: 07/07/05 FILE NO.: 00-29818 SCALE: 1"=30'
 DRAWN BY: JOB NO.: 00-29818

Doller, Naffar & Shroyer, L.C.
 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 221 W. AVENUE ONE EAST SUITE 200
 POST OFFICE BOX 8128
 WASHINGTON, FLORIDA 34208
 TEL: (813) 746-2318
 FAX: (813) 746-2319
 E-MAIL: INFO@DOLLER.COM
 TELEPHONE: (417) 714-0025

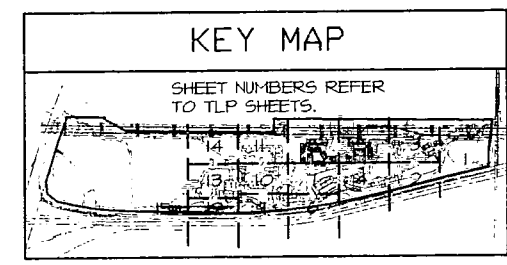
ROBERT C. GRISE
 LICENSED ARCHITECT
 SIGNATURE

TPP-6
 SHEET 1 OF 2

MATCH LINE (SEE SHEET TPP-8)



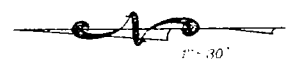
MATCH LINE (SEE SHEET TPP-4)



LEGEND:

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

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



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

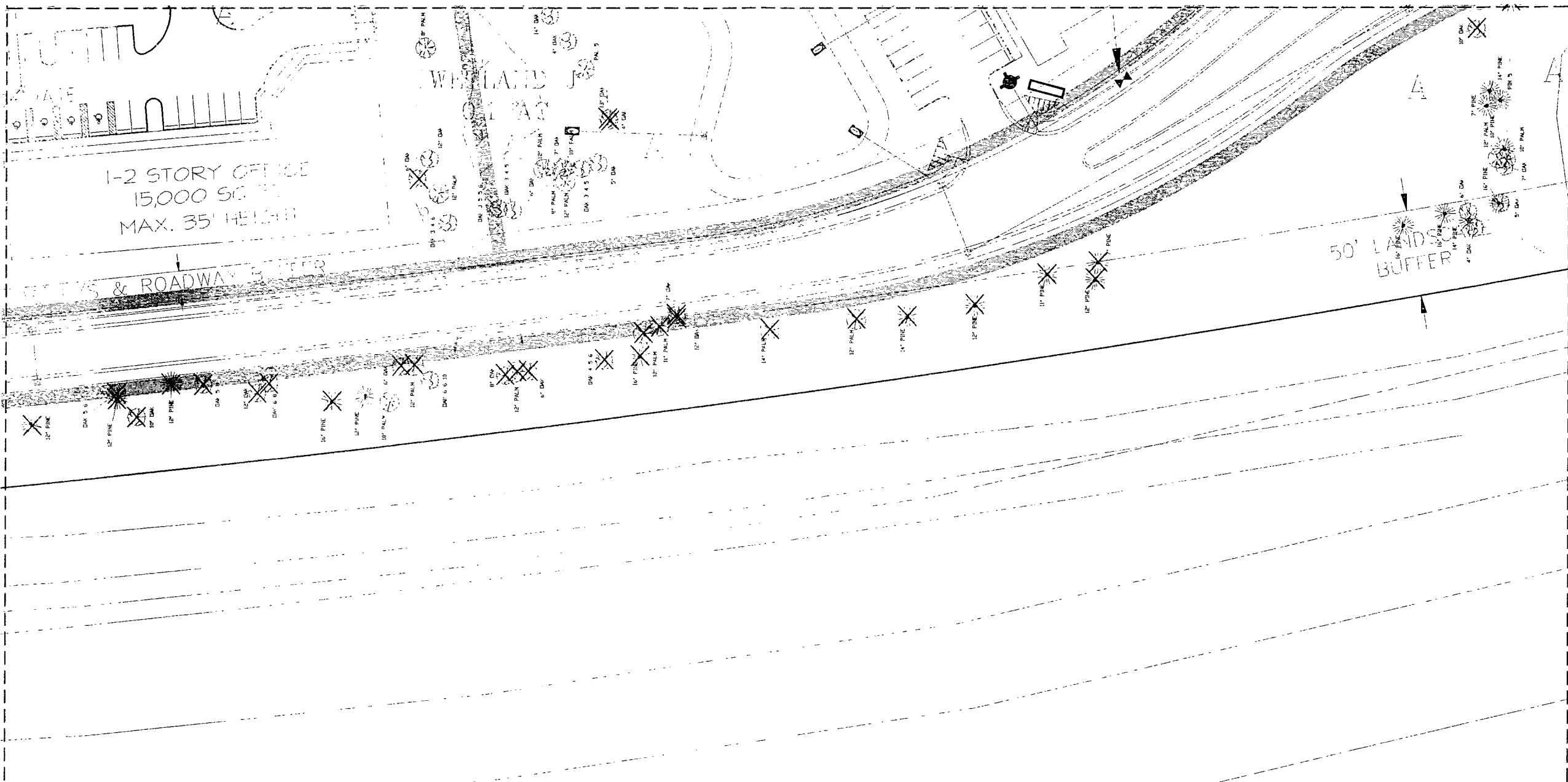
Zoller, Najjar & Shroyer, L.L.C.
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Landscape Architects & Environmental Consultants
2015 W. MANATEE AVENUE, SUITE 200
LAKELAND, FLORIDA 33803
TEL: 888-222-7222 FAX: 888-222-7223
WWW.ZNS-LLC.COM

ROBERT C. GAISE
 LANDSCAPE ARCHITECT
 PROFESSIONAL SEAL
 SIGNATURE

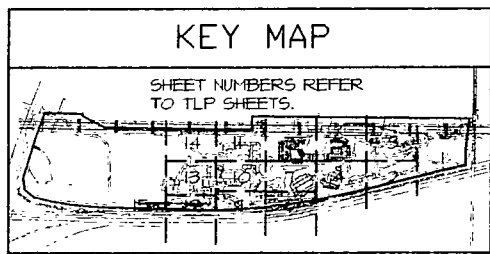
REVISIONS	DATE	JOB NO.	SCALE
1 LAYOUT MODIFICATIONS	08/25/24	2025-07-18	1"=30'
2 REVISIONS PER DRC	08/25/24		
3			
4			
5			
6			
7			

Job Number: 02020718 1215
 Date: 02/07/08
 Scale: 1" = 30'
 Project Name: RIVER CLUB PARK OF COMMERCE
 Job Title: TREE TAG

MATCH LINE (SEE SHEET TPP-9)



MATCH LINE (SEE SHEET TPP-7)



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

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

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



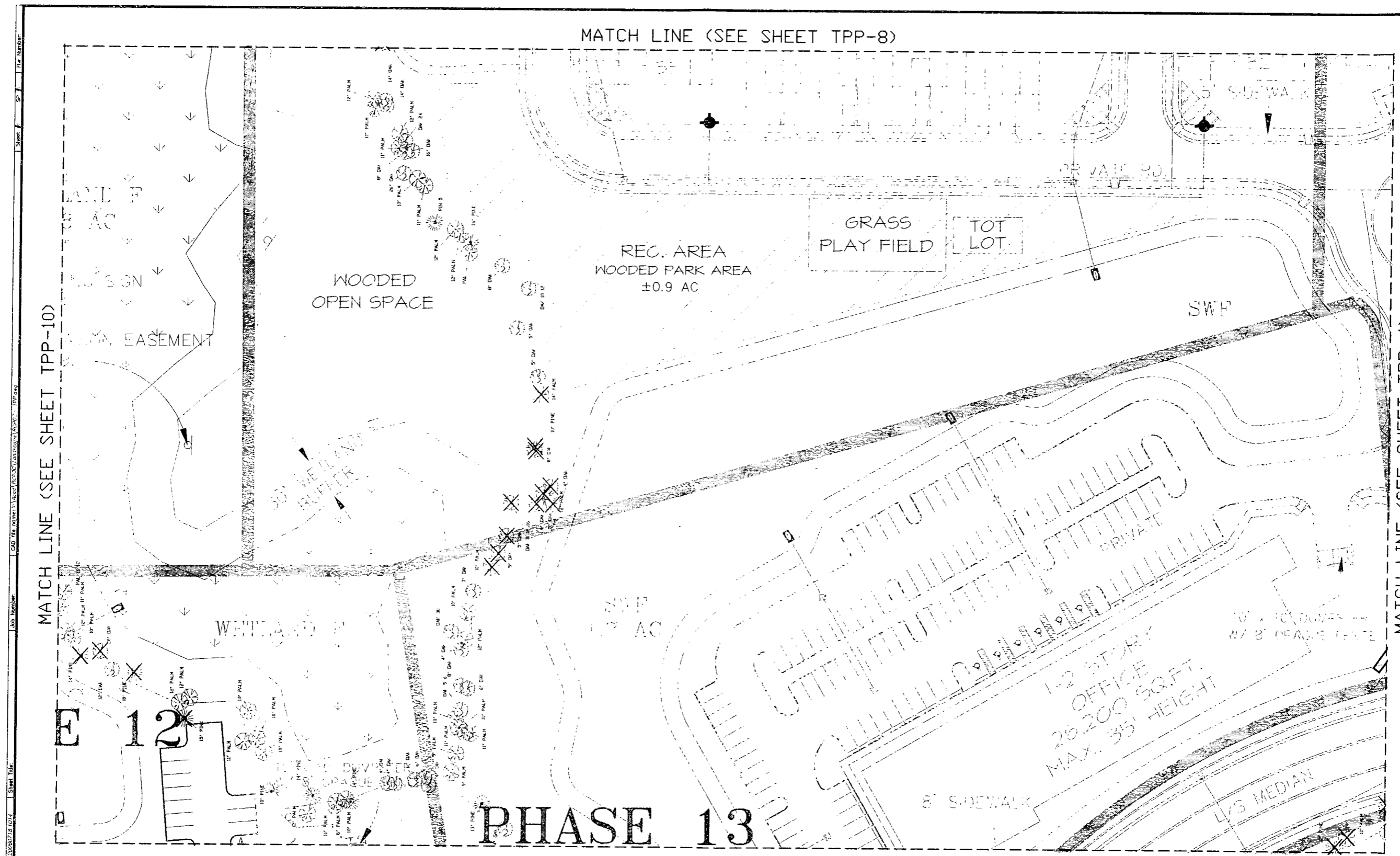
Zoller, Najjar & Shroyer, L.C.
 Engineers, Planners, Surveyors
 Landscape Architecture & Environmental Consultants
 1000 N. W. 12th Street, Suite 200
 Ft. Lauderdale, FL 33304
 TEL: 954.575.1100 FAX: 954.575.1101
 WWW: ZNS-FL.COM

REVISIONS
1. LAYOUT MODIFICATIONS 04/23/08
2. REVISED PER DCA 04/23/08
3. 04/23/08
4. 04/23/08
5. 04/23/08
6. 04/23/08
7. 04/23/08

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ROBERT C. GAUSE
 LANDSCAPE ARCHITECT
 SIGNATURE

DESIGNED: JNS/MSB DATE: 02/07/08 FILE NO.: 17-30
 DRAWN: JNS JOB NO.: 02-0818 SCALE: 1" = 30'



MATCH LINE (SEE SHEET TPP-8)

MATCH LINE (SEE SHEET TPP-10)

MATCH LINE (SEE SHEET TPP-4)

MATCH LINE (SEE SHEET TPP-6)

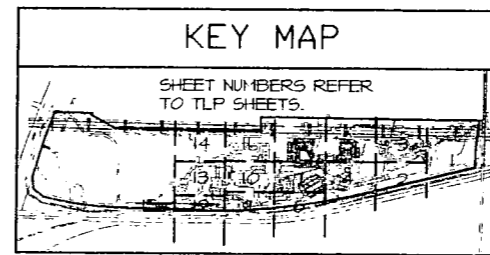
PHASE 13

REC. AREA
WOODED PARK AREA
±0.9 AC

GRASS
PLAY FIELD
TOT LOT

WOODED
OPEN SPACE

1-2 STORY
OFFICE
20,200 SQ.FT.
MAX. 35' HEIGHT



LEGEND:

- TREE TAG
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

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

13th Number: _____

14th Number: _____

15th Number: _____

16th Number: _____

17th Number: _____

18th Number: _____

19th Number: _____

20th Number: _____

21st Number: _____

22nd Number: _____

23rd Number: _____

24th Number: _____

25th Number: _____

26th Number: _____

27th Number: _____

28th Number: _____

29th Number: _____

30th Number: _____

31st Number: _____

32nd Number: _____

33rd Number: _____

34th Number: _____

35th Number: _____

36th Number: _____

37th Number: _____

38th Number: _____

39th Number: _____

40th Number: _____

File Number: _____

DATE: 02/07/05

DESIGNED BY: REC/BBP

DRAWN: BBP

DATE: 02/07/05

FILE NO: 00-2818

SCALE: 1"=30'

REVISIONS

1. HAZARD MODIFICATIONS 04/24/06

2. PRELIMINARY TREE TAGS 06/06/06

3. _____

4. _____

5. _____

6. _____

7. _____

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LANDSCAPE ARCHITECT

PROVIDE

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in business with the public since 1958

Landscaping Architects & Environmental Consultants

1000 W. 10th Street, Suite 1000

Fort Lauderdale, FL 33304

TEL: 954-561-1100 FAX: 954-561-1101

WWW.ZOLLERNAJJARANDSHROYER.COM

TREE LOCATION PLAN

FOR

RIVER CLUB PARK OF COMMERCE

LOCATED IN

SECTION A, TOWNSHIP B SOUTH, RANGE C EAST

MANATEE COUNTY, FLORIDA

67-TALEX, INVAR & SHROTER, L.C.

REGISTERED PROFESSIONAL ENGINEER

IN THE STATE OF FLORIDA

NO. 12456

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IN THE STATE OF FLORIDA

NO. 12456

DATE: 02/07/05

FILE NO: 00-2818

SCALE: 1"=30'

REVISIONS

1. HAZARD MODIFICATIONS 04/24/06

2. PRELIMINARY TREE TAGS 06/06/06

3. _____

4. _____

5. _____

6. _____

7. _____

REBERT C. GAUSE

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DATE: 02/07/05

FILE NO: 00-2818

SCALE: 1"=30'

REVISIONS

1. HAZARD MODIFICATIONS 04/24/06

2. PRELIMINARY TREE TAGS 06/06/06

3. _____

4. _____

5. _____

6. _____

7. _____

REBERT C. GAUSE

LANDSCAPE ARCHITECT

PROVIDE

Zoller, Najjar & Shroyer, L.C.

Engineers, Planners, & Architects

in business with the public since 1958

Landscaping Architects & Environmental Consultants

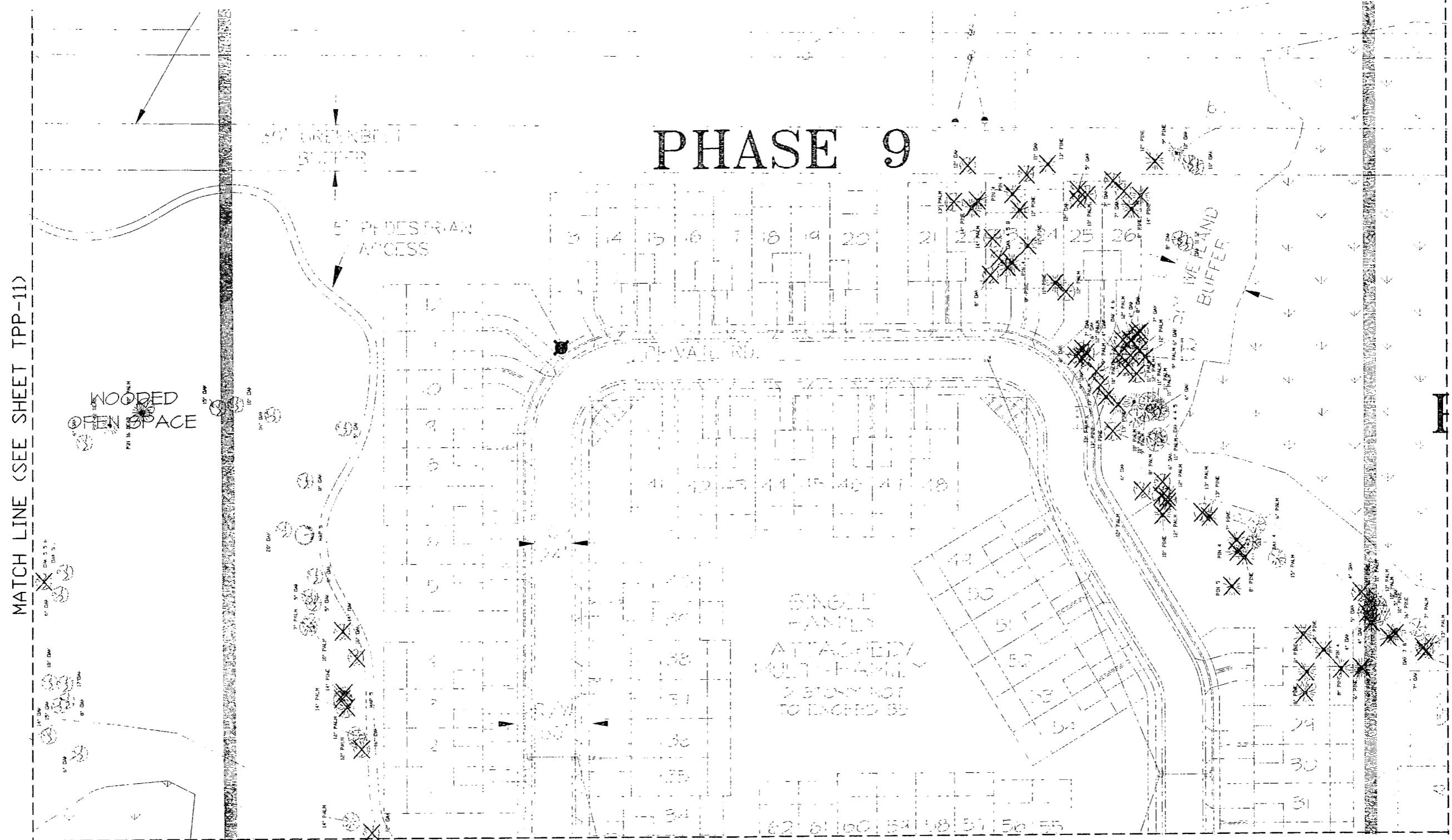
1000 W. 10th Street, Suite 1000

Fort Lauderdale, FL 33304

TEL: 954-561-1100 FAX: 954-561-1101

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Printed by AutoCAD Plot Date and Time: 03/20/18 10:14 Sheet Title: Job Number: CAD File Name: L:\CAD\Projects\18032018\18032018.dwg Sheet No. 7 of 7 The Number:

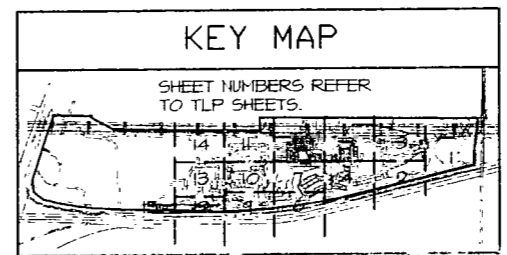


PHASE 9

MATCH LINE (SEE SHEET TPP-11)

MATCH LINE (SEE SHEET TPP-5)

MATCH LINE (SEE SHEET TPP-7)

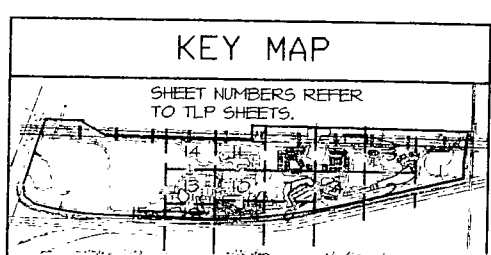
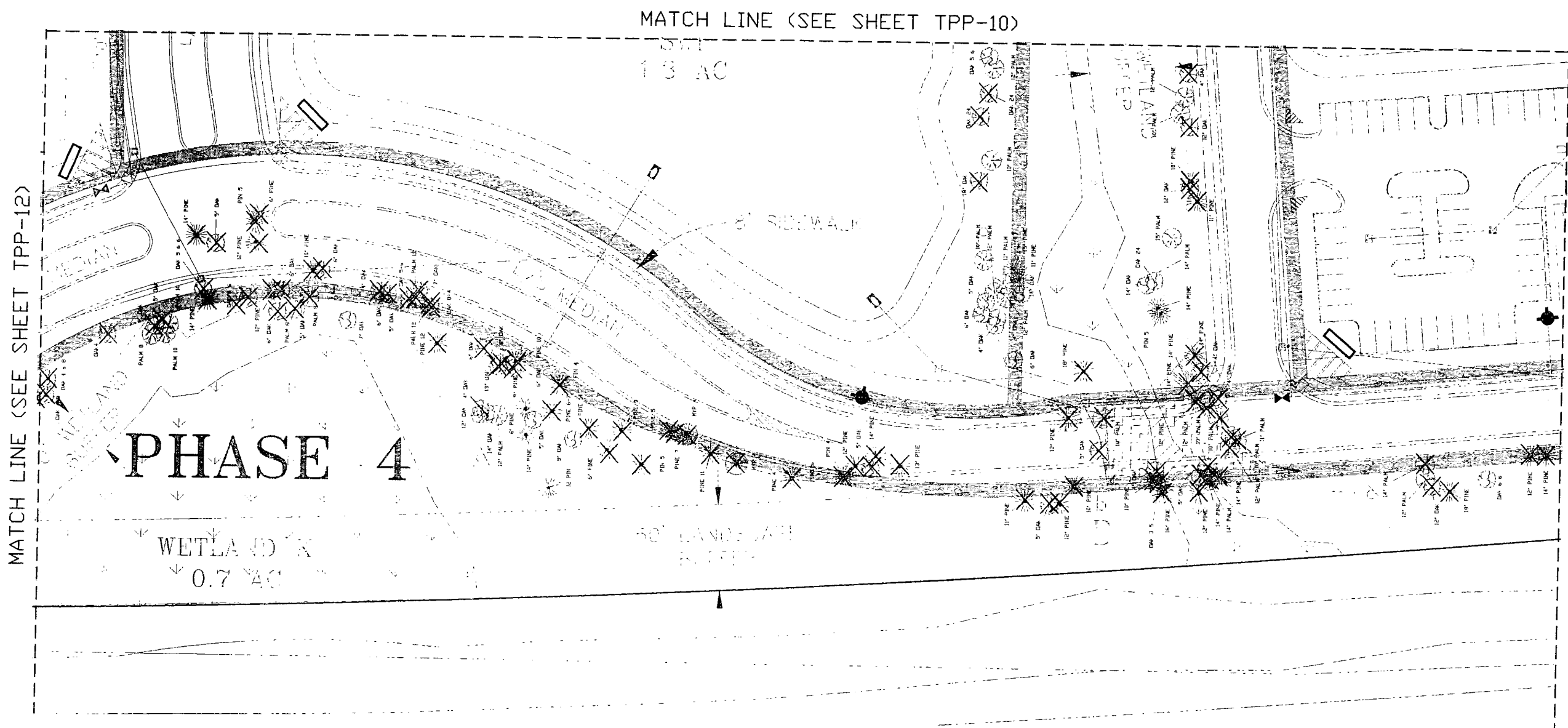


- LEGEND:**
- 10' PALM TREE TAG
 - X EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

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

<p>TREE LOCATION PLAN FOR RIVER CLUB PARK OF COMMERCE LOCATED IN SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST MANATEE COUNTY, FLORIDA</p>	<p>Zoller, Najjar & Shroyer, L.C. Engineers, Planners, Surveyors, Landscape Architects & Environmental Consultants 1000 W. 1st St., Suite 200 Tampa, FL 33604 Tel: 813.271.2200 Fax: 813.271.2201 www.zns.com</p>	<p>ROBERT C. GAUSE LANDSCAPE ARCHITECT</p>																
<p>DESIGNED BY: RCG/ABP DATE: 02/02/18 FILE NO.: 18-03 DRAWN BY: JSP JOB NO.: 00-28818 SCALE: 1"=30'</p>		<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>REVISED TREE TAGS</td> </tr> <tr> <td>3</td> <td>REVISED TREE TAGS</td> </tr> <tr> <td>4</td> <td>REVISED TREE TAGS</td> </tr> <tr> <td>5</td> <td>REVISED TREE TAGS</td> </tr> <tr> <td>6</td> <td>REVISED TREE TAGS</td> </tr> <tr> <td>7</td> <td>REVISED TREE TAGS</td> </tr> </table>	NO.	DESCRIPTION	1	ISSUED FOR PERMITS	2	REVISED TREE TAGS	3	REVISED TREE TAGS	4	REVISED TREE TAGS	5	REVISED TREE TAGS	6	REVISED TREE TAGS	7	REVISED TREE TAGS
NO.	DESCRIPTION																	
1	ISSUED FOR PERMITS																	
2	REVISED TREE TAGS																	
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5	REVISED TREE TAGS																	
6	REVISED TREE TAGS																	
7	REVISED TREE TAGS																	

Sheet Title: CAD File Name: C:\local\projects\120000000\120000000.dwg
 Job Number: 120000000
 Date: 02/07/05
 Scale: 1"=30'



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

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

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

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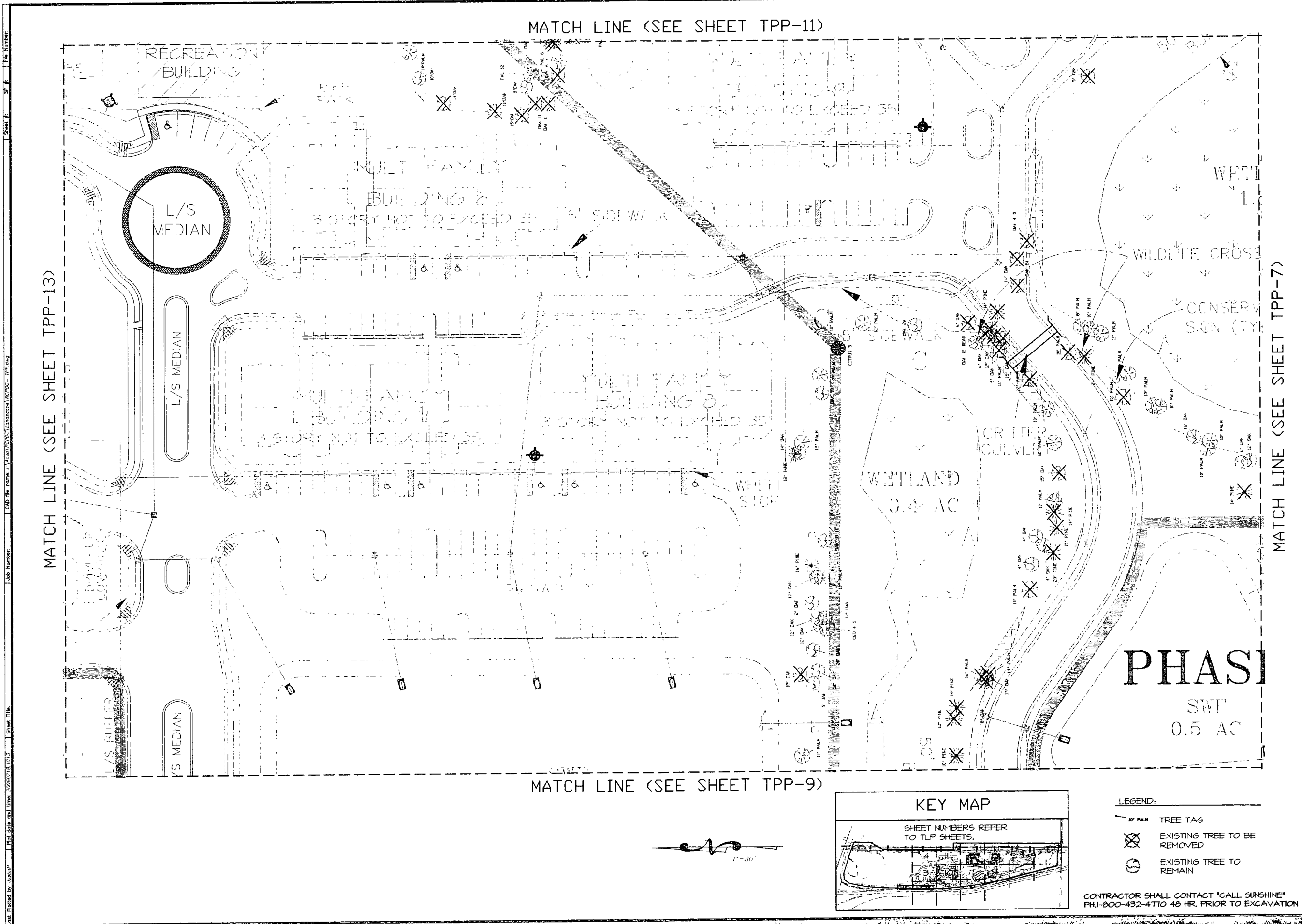
NO.	DATE	DESCRIPTION
1	02/07/05	PRELIMINARY PERMITS
2		
3		
4		
5		
6		
7		

Zoller, Majer & Shroyer, LLC
 Engineers, Planners, Surveyors
 Landscape Architects & Environmental Consultants
 201 2nd Avenue, Suite 400
 West Palm Beach, FL 33411
 (561) 835-1100
 FAX: (561) 835-1101
 WWW.ZMS-LLC.COM

DESIGNED: RCL/BRP DATE: 02/07/05 FILE NO.: 00-28618
 DRAWN: JBP JOB NO.: 00-28618 SCALE: 1"=30'

ROBERT C. GAUSE
 LICENSED ARCHITECT
 SIGNATURE

Sheet No. 12 of 25

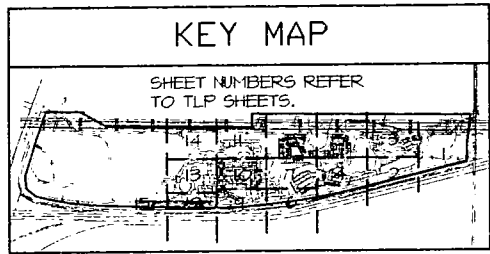


MATCH LINE (SEE SHEET TPP-13)

MATCH LINE (SEE SHEET TPP-11)

MATCH LINE (SEE SHEET TPP-9)

MATCH LINE (SEE SHEET TPP-7)

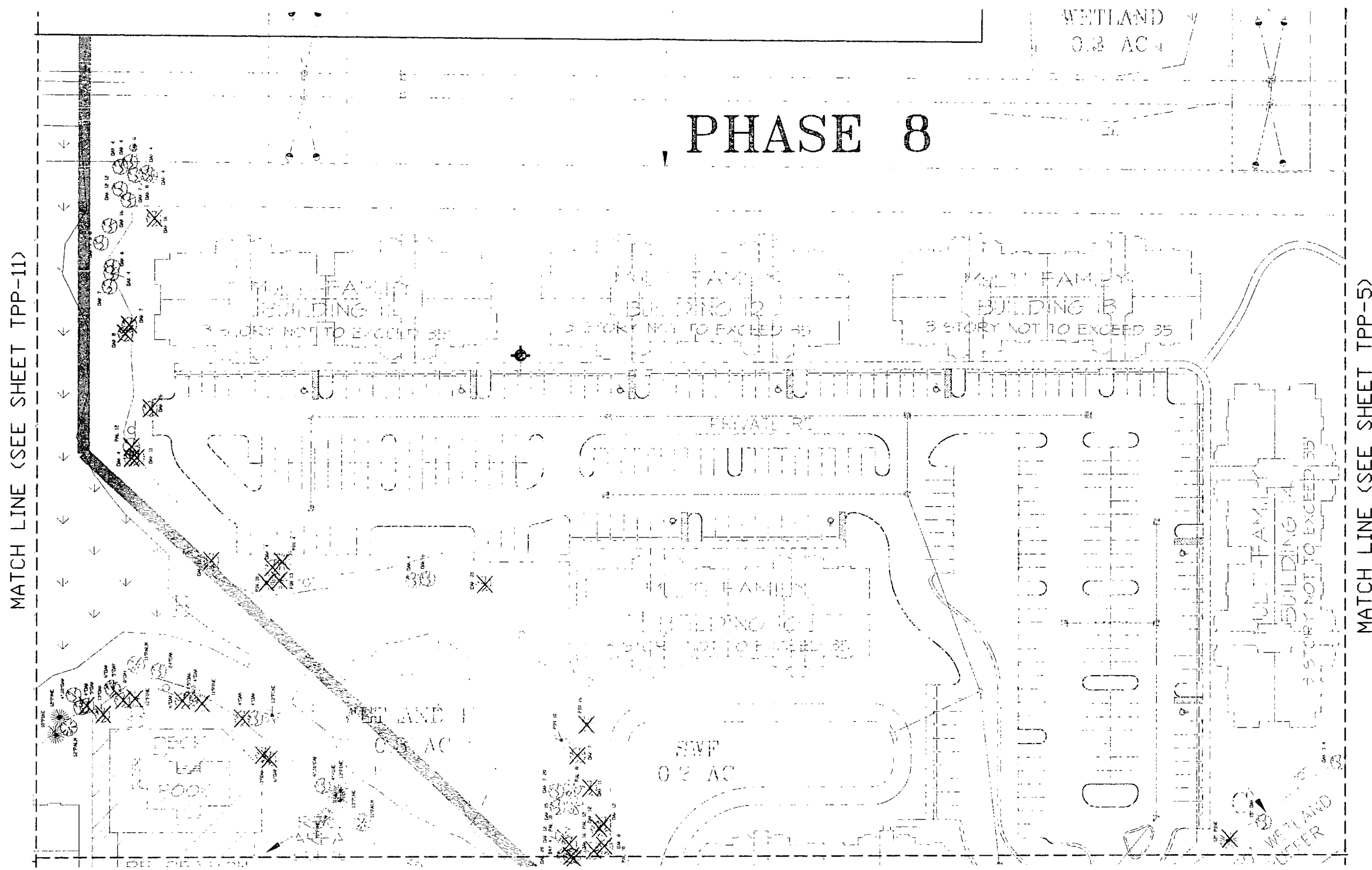


- LEGEND:
- ⊗ TREE TAG
 - ⊗ EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

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

Job Number: 20060718 1013 Sheet Title: Tree Location Plan
 Plot Date and Time: 2006/07/18 10:13
 CADD File Name: \cadd\p0718\1013\TreeLocPlan.dwg
 User: jay

REVISIONS 1. LAYOUT MODIFICATIONS - 08/20/06 2. REVISED PER DRC - 08/20/06 3. REVISED PER DRC - 08/20/06 4. REVISED PER DRC - 08/20/06 5. REVISED PER DRC - 08/20/06 6. REVISED PER DRC - 08/20/06 7. REVISED PER DRC - 08/20/06	© ZOLLER, NAJAR & SHOYER, L.L.C. THIS DOCUMENT IS PROTECTED BY SECTION 119 OF THE FLORIDA CONSTITUTION AND SECTION 111 OF THE UNITED STATES COPYRIGHT ACT. REPRODUCTION OR ALTERATION OF THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ZOLLER, NAJAR & SHOYER, L.L.C. IS PROHIBITED. PERMISSION IS GRANTED TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.	Zoller, Najjar & Shoyer, L.L.C. Landscape Architects 1001 N. W. 10th Ave., Suite 1000 Ft. Lauderdale, FL 33304 PHONE: (954) 561-1400 FAX: (954) 561-1401 WWW: ZOLLERNAJJARSHOYER.COM
DESIGNED BY: RJS/JPB DRAWN: JPB DATE: 02/02/06 JOB NO.: 02-2816 SCALE: 1"=30' FILE NO.: 17-301	PROJECT: RIVER CLUB PARK OF COMMERCE LOCATION: SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST, MANATEE COUNTY, FLORIDA SHEET: TPL10	ROBERT C. GAUSE LICENSED ARCHITECT #00042 SIGNATURE

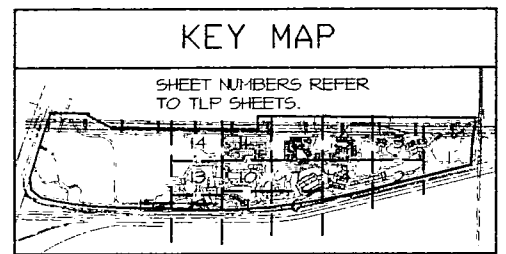


PHASE 8

MATCH LINE (SEE SHEET TPP-11)

MATCH LINE (SEE SHEET TPP-5)

MATCH LINE (SEE SHEET TPP-7)



KEY MAP

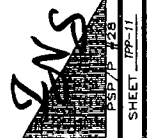
SHEET NUMBERS REFER TO TLP SHEETS.

LEGEND:

- TREE TAG
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

CONTRACTOR SHALL CONTACT "CALL SUNSHINE" PH.1-800-432-4TTO 48 HR. PRIOR TO EXCAVATION

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



Zoller, Najjar & Shroyer, L.C.
Engineers, Planners, Surveyors
Landscape Architects & Environmental Consultants
1000 W. 1st St., Suite 200
Tampa, FL 33604
TEL: 813.251.1234 FAX: 813.251.1235
WWW.ZNS.COM

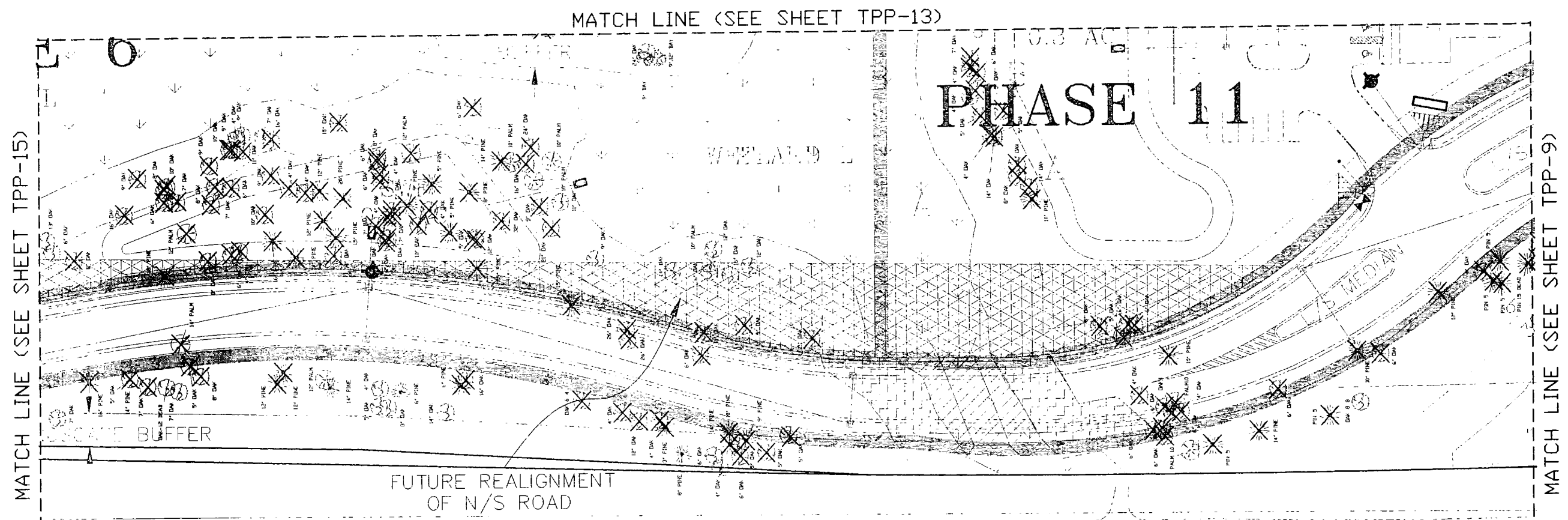
ROBERT C. GAISE
LANDSCAPE ARCHITECT (PROF)
SIGNATURE

DESIGNED: RCG/BRP DATE NO.: 02/27/08 SCALE: 1"=30'
DRAWN: BRP JOB NO.: 02-23818

REVISIONS	
1	LAYOUT MODIFICATIONS 04/24/08
2	REVISED PER DRC 09/25/08
3	REVISED PER DRC 09/25/08
4	REVISED PER DRC 09/25/08
5	REVISED PER DRC 09/25/08
6	REVISED PER DRC 09/25/08
7	REVISED PER DRC 09/25/08

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Plot Date and Time: 2023/7/18 10:13
 Job Number: 00-28619
 Sheet Title: TREE LOCATION PLAN
 Sheet #: 123
 File Number: 00-28619-123.dwg

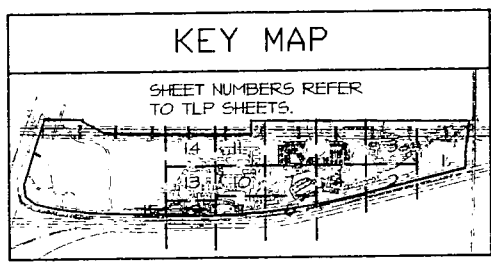


MATCH LINE (SEE SHEET TPP-13)

PHASE 11

MATCH LINE (SEE SHEET TPP-15)

MATCH LINE (SEE SHEET TPP-9)



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

CONTRACTOR SHALL CONTACT "CALL SUNSHINE"
 PHJ-800-432-4TT0 48 HR. PRIOR TO EXCAVATION

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



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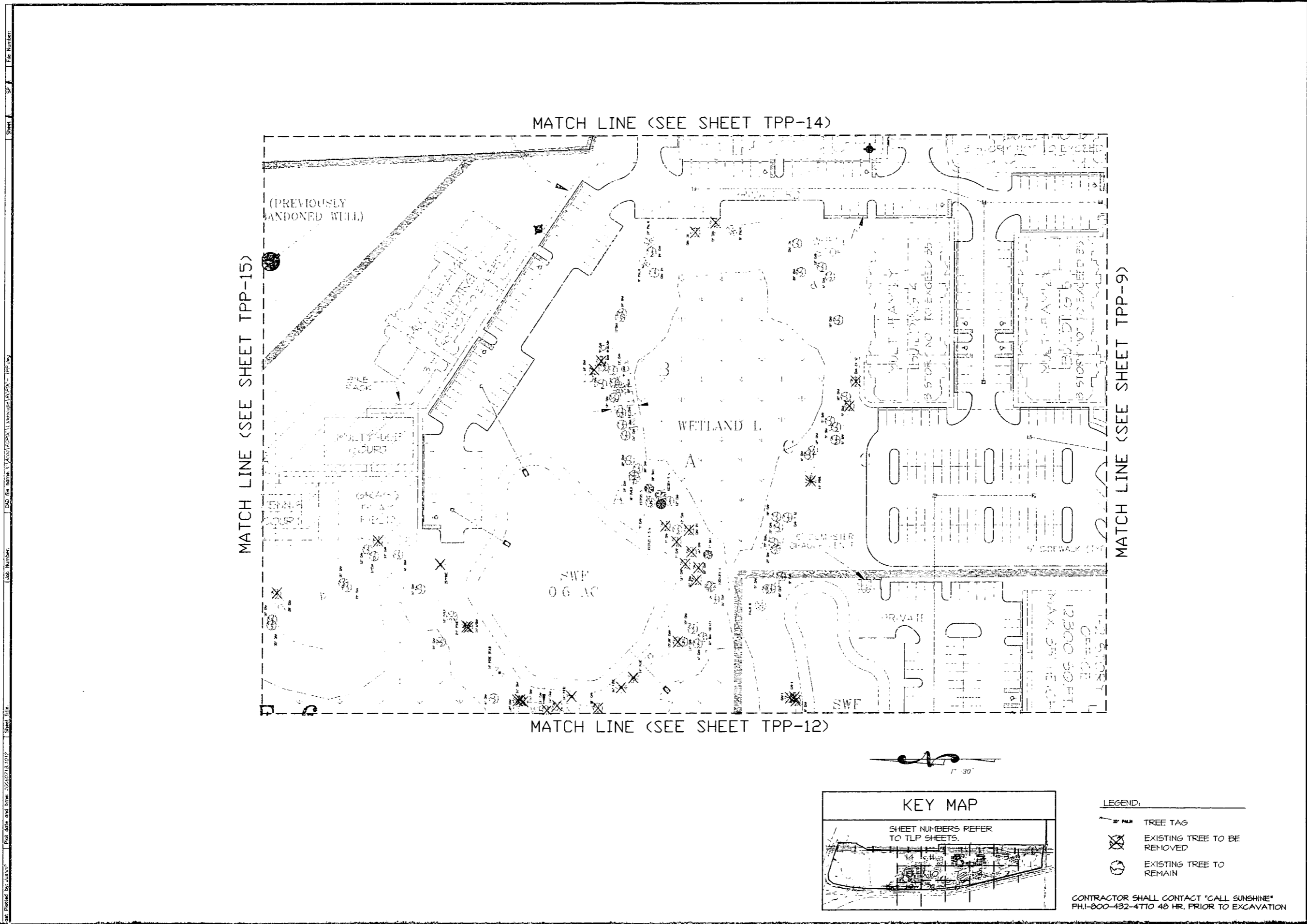
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3	3-REVISIONS TO TREE TAGS	06/20/08
4	4-REVISIONS TO TREE TAGS	06/20/08
5	5-REVISIONS TO TREE TAGS	06/20/08
6	6-REVISIONS TO TREE TAGS	06/20/08
7	7-REVISIONS TO TREE TAGS	06/20/08

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 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 801 BR. AVENUE, SUITE 200
 TAMPA, FLORIDA 33606
 TEL: 813.248.2318
 FAX: 813.248.2319
 WWW.ZNS-FL.COM

DESIGNED BY: JSP
 DRAWN BY: JSP
 DATE: 02/07/09
 JOB NO.: 00-28619
 SCALE: 1"=30'

ROBERT C. CAUSE
 LANDSCAPE ARCHITECT - PROFESSIONAL
 5/16/2011

SHEET 123-12



Job Number: 00-28618
 File Number: 00-28618
 Date: 02/07/05
 Scale: 1" = 30'

DESIGNED BY: RJS/BJP
 DRAWN BY: RJS
 DATE: 02/07/05
 JOB NO.: 00-28618
 FILE NO.: 00-28618
 SCALE: 1" = 30'

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 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 201 96 AVENUE DRIVE, SUITE 300
 BOCA RATON, FLORIDA 33433
 PHONE: (561) 744-3400
 FAX: (561) 744-3315
 E-MAIL: ZNS@ZNSLCA.COM

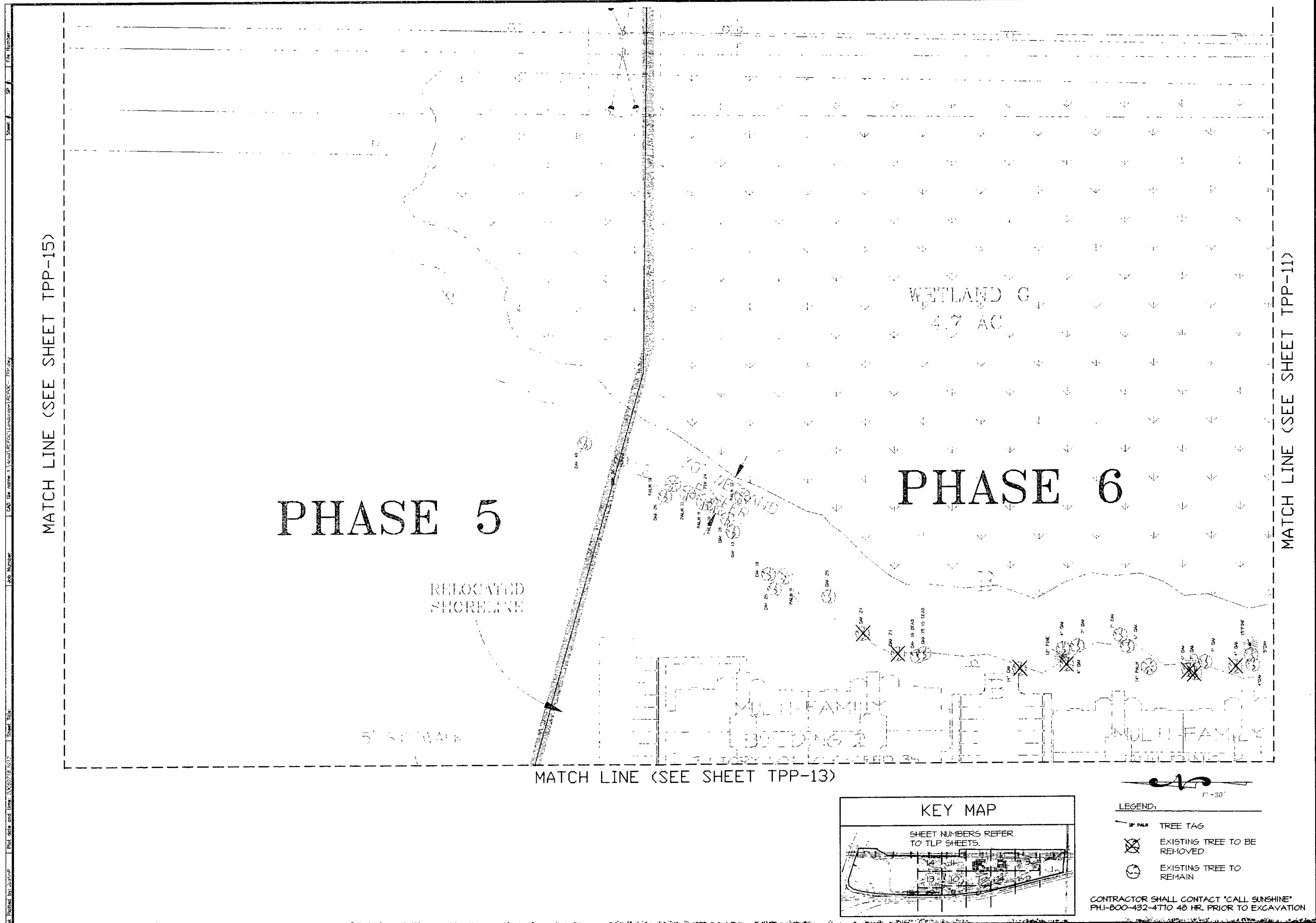
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TREE LOCATION PLAN
 FOR
RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTION A, TOWNSHIP B SOUTH, RANGE C EAST
 MANATEE COUNTY, FLORIDA

ZNS
 PSE/P 7/30
 SHEET: TPP-13

ROBERT C. BAUSE
 LANDSCAPE ARCHITECT
 SIGNATURE



MATCH LINE (SEE SHEET TPP-15)

MATCH LINE (SEE SHEET TPP-11)

PHASE 5

PHASE 6

WETLAND G
4.7 AC

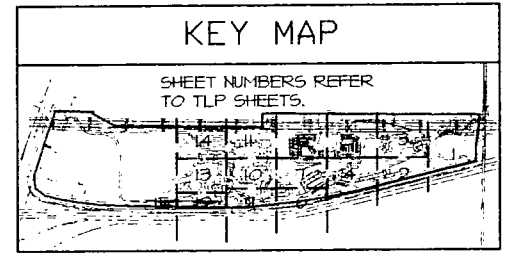
RELOCATED
SHORELINE

5' SIDEWALK

MULTI-FAMILY
BUILDING 2

MULTI-FAMILY
BUILDING 2

MATCH LINE (SEE SHEET TPP-13)



- LEGEND:
- 1/2" PALM TREE TAG
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN

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

Job Number: 00-28918 Date: 02/07/05 File No: 00-28918 Scale: 1"=30'

REVISIONS

1	LAYOUT MODIFICATIONS	04/24/04
2	REVISED PER DRC	06/29/04
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DESIGNED: RCO/JP DATE: 02/07/05 FILE NO: 00-28918 SCALE: 1"=30'

DRAWN: JP JOB NO. 00-28918

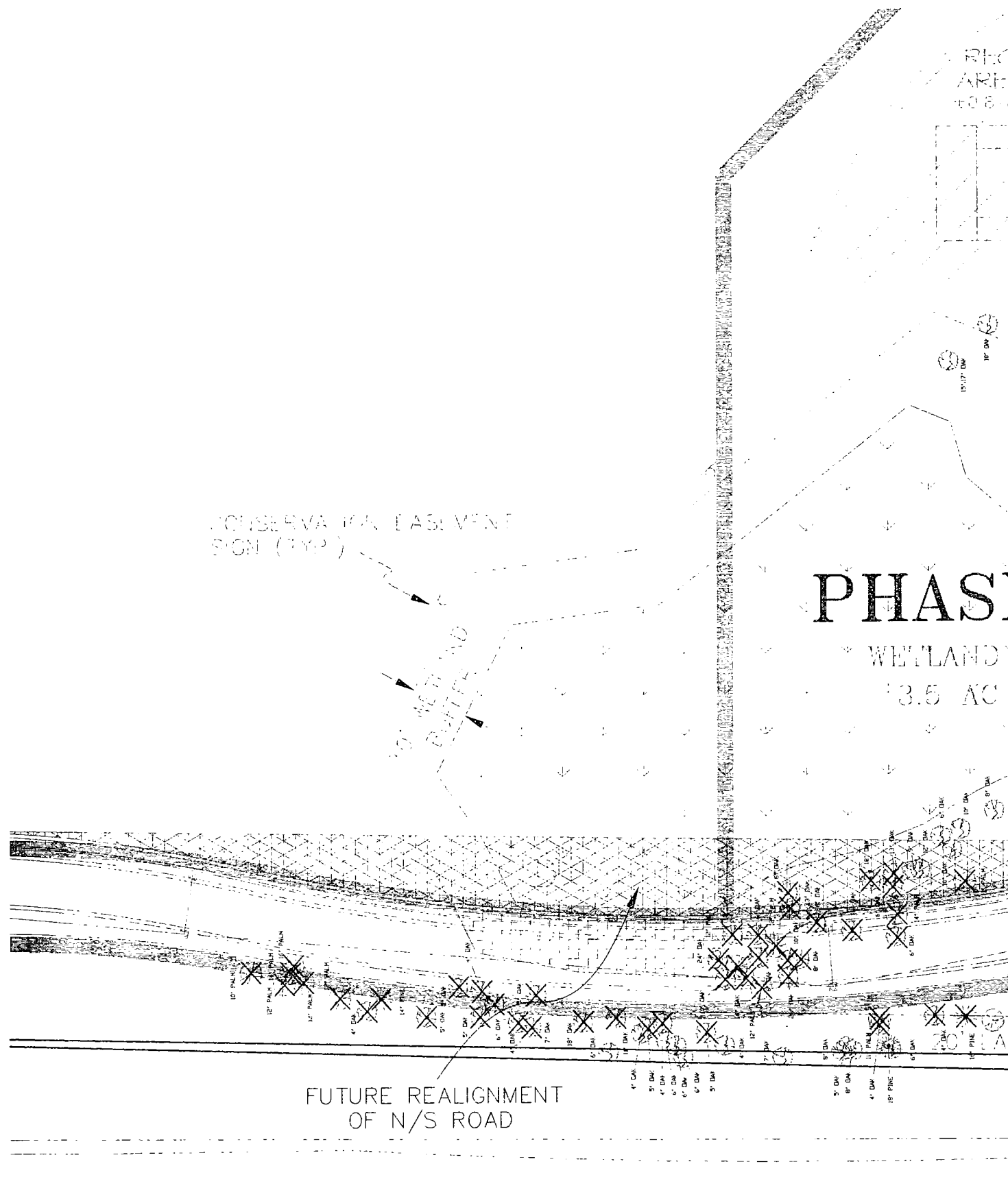
Robert C. Gause
LANDSCAPE ARCHITECT

Soller, Najjar & Shroyer, L.C.
Engineers, Planners, Surveyors,
Landscape Architects & Environmental Consultants
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PORT ORCHIE FL 32087
PHONE (941) 748-2318
FAX (941) 748-2319
E-MAIL: info@snsllc.com
WEBSITE: www.snsllc.com

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

SNS
SOLLER, NAJJAR & SHROYER, L.C.
P.S.E./P.E. # 21
SHEET: TPP-11

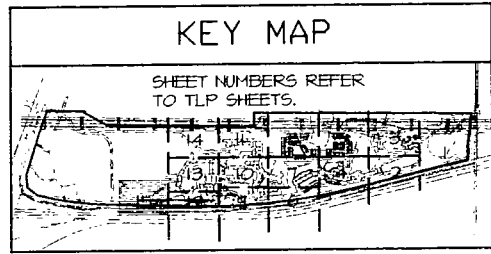
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Job Number: 001 The name of the project is located here
Scale: 1" = 30'
Job Number: 001 The name of the project is located here
Scale: 1" = 30'



MATCH LINE (SEE SHEET TPP-12) | MATCH LINE (SEE SHEET TPP-13)



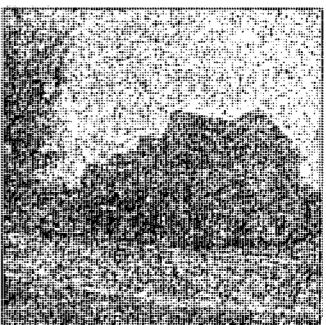
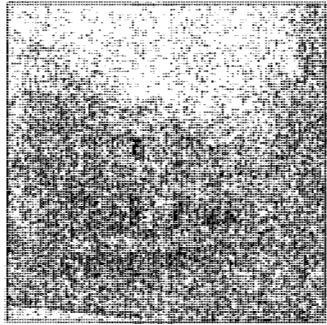
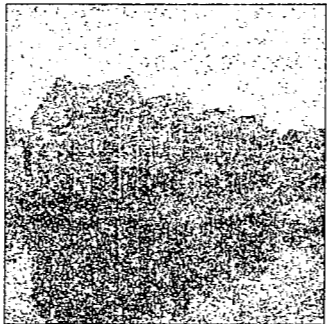
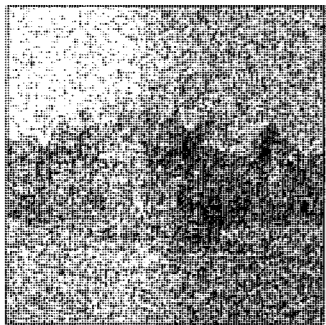
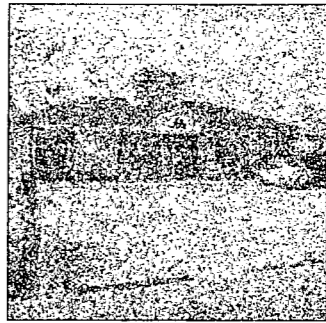
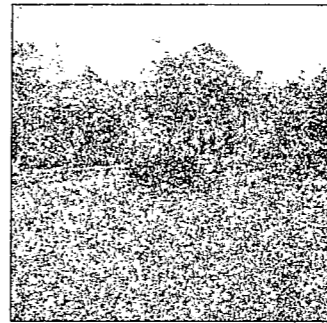
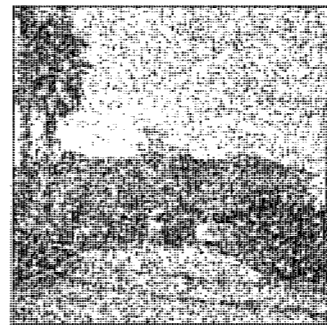
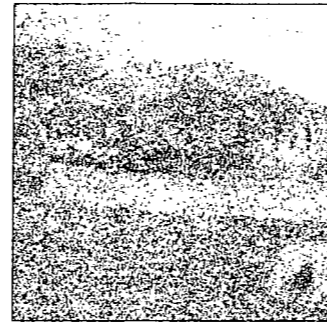
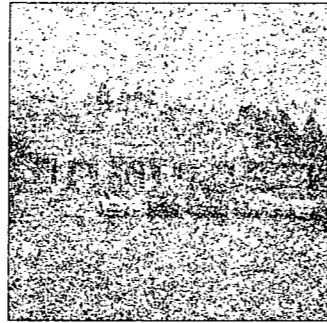
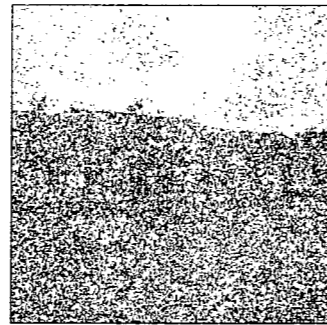
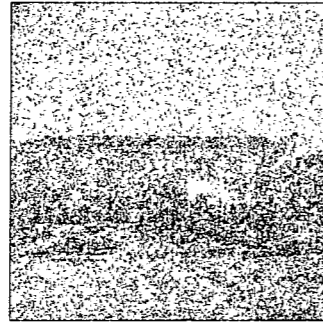
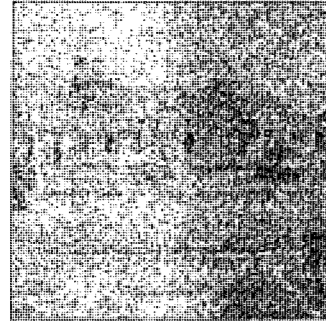
- LEGEND:
- TREE TAG
 - ⊗ EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN



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

Tree Location Plan FOR RIVER CLUB PARK OF COMMERCE LOCATED IN SECTION A, TOWNSHIP 8 SOUTH, RANGE C EAST MANATEE COUNTY, FLORIDA	REVISIONS 1. LAYOUT MODIFICATIONS 04/24/08 2. REVISIONS PER DDC 06/26/08 3. 4. 5. 6. 7.	DESIGNED RCB/ABP DRAWN ABP DATE 02/07/08 JOB NO. 00-28618 FILE NO. 17-30	ROBERT C. GUNSE LANDSCAPE ARCHITECT SIGNATURE

PROFESSIONAL



RESIDENTIAL

Job Number: 20090771540 Sheet Title: Plot date and time: 20090771540 P&P Number: 20090771540

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 Engineers, Planners, Surveyors,
 Landscape Architects & Environmental Consultants
 1015 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1111
 Fax: (954) 561-1112
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BUILDING PLANS
 FOR
RIVER CLUB PARK OF COMMERCE
 LOCATED IN
 SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

ZNS
 P&E/P
 SHEET

DESIGNED BY: DATE: 05/19/08 FILE NO.:
 DRAWN BY: JOB NO.: 00-38118 SCALE:
 TITLE: