

FILED FOR RECORD  
R. B. SHORE

2008 JUN 23 PM 12: 31

**MANATEE COUNTY ZONING ORDINANCE**

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

**PDC-04-38(Z)(P) – VICTORIA ESTATES, LTD./ ADB-BUFFALO ASSOCIATES  
LLC/CREEKSIDE OAKS COMMERCIAL**

FILED  
2008 JUN 15 PM 12: 20  
CLERK OF THE STATE  
TALLAHASSEE, FLORIDA

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 51.29 ACRES (INCLUDING AN EXISTING DRUG STORE) ON THE NORTHEAST CORNER OF U.S. 301 AND ERIE ROAD AT 8700 U. S. 301 NORTH, PARRISH FROM PDR/NCO (PLANNING DEVELOPMENT RESIDENTIAL/NORTH CENTRAL OVERLAY) & GC/NCO (GENERAL COMMERCIAL/NORTH CENTRAL OVERLAY) TO THE PDC/NCO (PLANNED DEVELOPMENT COMMERCIAL ZONING DISTRICT), RETAINING THE NORTH CENTRAL OVERLAY; APPROVING A PRELIMINARY SITE PLAN FOR A 300,000 SQUARE FOOT SHOPPING CENTER, INCLUDING GENERAL RETAIL AND VARIOUS OTHER COMMERCIAL USES, AND CONSTRUCTION OF A LOOP ROAD NORTH OF THE SHOPPING CENTER CONNECTING U.S. 301 TO ERIE ROAD; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Benderson Development, LLC (the "Applicant") filed an application to rezone approximately 51.29 acres described in Exhibit "A", attached hereto, (the "Property") from the PDR/NCO (Planned Development Residential, North Central Overlay) and GC/NCO (General Commercial, North Central Overlay) to the PDC/NCO (Planned Development Commercial zoning district), retaining the North Central Overlay; and

**WHEREAS**, the Applicant filed a Preliminary Site Plan application for a 300,000 square foot shopping center, including general retail and various other commercial uses, and construction of a loop road north of the shopping center connecting U.S. 301 to Erie Road on the property; and

**WHEREAS**, the Applicant filed a request for Special Approval for: 1) a commercial project that exceeds 50,000 square feet in the R/O/R Future Land Use Category; and 2) a project adjacent to a Perennial Stream; and

**WHEREAS**, the Applicant filed a request for Specific Approval of alternatives to Sections 604.10.3.4 and 604.10.6.6.2; and

**WHEREAS**, the Planning Staff has recommended approval of the rezone, Preliminary Site Plan, Special Approval and Specific Approval applications, subject to the stipulations contained in the Planning Staff report; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice held public hearings on October 12, 2006, December 14, 2006, and May 8, 2008, to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, received the staff recommendations and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

**WHEREAS**, the Manatee County Planning Commission, as the County's Local Planning Agency, found the rezone, Preliminary Site Plan, Special Approval, and Specific Approval consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the Planning Staff report.

**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, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, 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 of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from PDR/NCO (Planned Development Residential/North Central Overlay) and GC/NCO (General Commercial/North Central Overlay) to the PDC (Planned Development Commercial zoning district), retaining the North Central Overlay.
- B. The Board of County Commissioners held duly noticed public hearings on November 2, 2006, and June 5, 2008, regarding said proposed Official Zoning Atlas Amendment 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 said public hearing.
- C. The proposed amendment to the Official Zoning Atlas 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. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.
- E. Notwithstanding the failure of the site plan to comply with LDC Section 604.10.3.4, the Board finds that the purpose and intent of the LDC regulations are satisfied to an equivalent degree by the proposed design because the site is existing and the existing buffer complied with the regulations in place at that time, in addition, right-of-way may be required to widen Erie Road beyond the boundaries of the CVS site, which will reduce the buffer width to accommodate the road widening. Increased land in the remaining buffer will meet the intent of the North Central Overlay District.

F. Notwithstanding the potential failure of the site plan to comply with LDC Section 604.10.6.6.a, the Board finds that the purpose of the LDC regulations are satisfied to an equivalent degree by allowing the north and northeastern faces of the buildings to comply with 5 points per building face rather than the 7 points per building because the applicant agreed to provide the loop road at the request of the County.

**Section 2. PRELIMINARY SITE PLAN** The Preliminary Site Plan is hereby approved for a 300,000 square foot shopping center, including general retail and various other commercial uses, and construction of a loop road north of the shopping center connecting U.S. 301 to Erie Road, with the following Stipulations:

**STIPULATIONS**

**A. DESIGN AND LAND USE CONDITIONS:**

1. All sidewalks must be constructed, not bonded, along Erie Road and U.S. 301 North with Phase I. In addition, the easternmost and northernmost internal pedestrian-ways shall also be constructed, not bonded, with Phase I.
2. This site shall be limited to the following commercial uses, as defined in the Land Development Code:
  - General Retail Uses
  - Neighborhood Convenience Retail Sales
  - Eating Establishments/Drive-thru Eating Establishments
  - Bank/Drive-thru Bank
  - Business Services
  - Personal Service Establishment
  - Dry Cleaners, Pickup
  - Professional Offices
  - Clinic
  - Veterinary Clinic
  - Medium Intensity Recreational Use
  - Repair Service Establishment
  - School of Special Education
3. Total maximum square footage for all eating establishments in this project is 60,000 sq. ft.
4. Each phase must provide the minimum required parking at the time of Final Site Plan review.
5. To the maximum extent possible, all required replacement trees shall be planted within roadway buffers along US 301 North and Erie Road.
6. All roof mounted HVAC and mechanical equipment shall be screened from view from surrounding residential property and public rights-of-way. Screening shall be provided by materials consistent with the construction of the exterior finish materials of the buildings. Details of screening shall be shown on the Final Site Plan.

7. Loading areas, outdoor storage, dumpsters, and compactors shall not be in front of any building and shall be completely screened with building materials matching the principal building(s) on site. They will not be visible from any collector or arterial roadways or residential property. For determining visibility of the loading areas, the height of the overhead doors and trucks shall be considered.
8. Any drive-through windows shall incorporate coverings for service windows that are structurally and architecturally integrated into the design of the buildings.

**B. TRANSPORTATION CONDITIONS:**

1. Developer shall deed or dedicate the 50' wide public street right-of-way for the Loop Road as generally identified on the Preliminary Site Plan to the County from U.S. 301 to Erie Road prior to Final Site Plan approval. Developer has agreed to waive impact fee credits for such dedication and shall not receive impact fee credits for such dedication. Prior to First Certificate of Occupancy, Developer shall design and construct the Loop Road as generally shown on the Preliminary Site Plan from U.S. 301 to Erie Road.

Construction and installation costs for all off-site improvements and the aforesaid Loop (or connector) road shall be either eligible for impact fee credits for the full cost of the improvements or, if not eligible for impact fee credits, shall be reimbursed to the Developer by County within forty-five (45) days of receipt of invoices for costs related to such improvements. Costs for such improvements shall be reimbursed by the County pursuant to a credit or reimbursement agreement consistent with this approval.

2. The developer agrees to construct or install the following improvements:
  1. Signalize the Erie Road and Loop Road intersection.
  2. Construct a northbound through lane on Erie Road from US 301 to the Loop Road. Prior to Final Site Plan approval, if it is determined by County that adequate right-of-way exists for a second southbound through lane on Erie Road from the Loop Road to US 301, then the developer shall also construct this second southbound through lane.

The developer shall be either entitled to impact fee credits for the full construction and installation cost of the improvements or, if not eligible for impact fee credits, shall be reimbursed to the developer by the County within forty-five (45) days of receipt of invoices for costs related to such improvements. Costs for such improvements shall be reimbursed by the County pursuant to a credit or reimbursement agreement consistent with this approval.

3. For reasons of traffic operation and safety, the southern driveway access on Erie Road shall be limited to right-in and right-out access only.
4. Upon request of the County, the developer agrees to construct or install any or all of the following improvements:

1. Construct and signalize the U.S. 301 and Loop Road intersection as a full four-way intersection, subject to FDOT approval.
2. Construct the improvements shown on the FDOT approved plans for the widening of US 301 from the western US 301 project driveway access to the eastern limit of the westbound directional left turn lane to the Parkwood Square Shopping Center.

Such request shall be made by the County on or before June 30, 2012. The developer shall be either entitled to impact fee credits for the full construction and installation cost of the improvements or, if not eligible for impact fee credits, shall be reimbursed to the developer by the County within forty-five (45) days of receipt of invoices for costs related to such improvements. Costs for such improvements shall be reimbursed by the County pursuant to a credit or reimbursement agreement consistent with this approval.

**C. INFRASTRUCTURE CONDITIONS:**

1. Driveways to U.S. 301 shall be redesigned to facilitate improved traffic circulation as shown on the attached Exhibit "B", or an alternative acceptable to Transportation and Planning Departments, submitted and approved with the Final Site Plan.

**D. STORMWATER CONDITIONS:**

1. Final engineering drainage design must be approved prior to Final Site Plan approval, including the following:
  - a. Any fill within the 25-year floodplain of Slaughter Drain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. Floodplain compensation shall be provided in sole-use compensation areas.
  - b. The existing 25-year flood elevation along Slaughter Drain shall be utilized as tail water condition.
2. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all storm water outfall flow directly or indirectly into Slaughter Drain. Modeling shall be used to determine pre- and post- development flows. The 50% reduction requirement shall not apply to the proposed loop road or storm water capacity for Erie Road.
3. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan along Slaughter Drain within the project boundaries. In addition, a twenty-five (25) foot wide Drainage Maintenance/Access Easement shall be provided along both banks of Slaughter Drain. Manatee County is only responsible for maintaining the free flow of drainage through these systems. There shall be no tree removal required within these easements.

4. Existing storage volume in existing wetlands and drainage ditches shall be compensated with equal or greater volume in the proposed storm water retention pond.
5. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.
6. The developer shall provide a drainage easement; and design, permit, and construct a storm water facility to accept storm water for half of the build-out conditions related to the future 60 foot wide half right-of-way of Erie Road, contiguous to the project.

**E. BUFFERS:**

1. The 20' roadway buffer along the loop road is shown adjacent to the road. Applicant may elect at time of Final Site Plan to divide this buffer and provide a portion of the buffer adjacent to the building in accordance with the NCO point system for building design [LDC Fig 604.10.6.6(3)(b)].
2. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or storm water facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.
3. All trees removed shall be replaced in accordance with the tree replacement alternatives outlined in Section 714.8 of the LDC.

**F. ENVIRONMENTAL CONDITIONS:**

1. The Planning Department shall re-evaluate the configuration of the proposed storm water facility north of the loop road in order to preserve additional trees and native habitat (425-Hardwood Hammock) with the Final Site Plan review. Any reconfiguration shall consider the health, size and type of existing trees and habitat areas and in no way reduce the ability of the applicant to provide storm water management for improvements approved by the BOCC on the Preliminary Site Plan.
2. Tree barricades for trees to be preserved shall be located at the drip line, unless approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.
3. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.

4. Prior to Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/ aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.
5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.34.7(j) of the LDC.
6. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EMD for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
  - Digital photographs of the well along with nearby reference structures (if existing).
  - GPS coordinates (latitude/longitude) of the well.
  - The methodology used to secure the well during construction (e.g. fence, tape).
  - The final disposition of the well - used, capped, or plugged.
7. No burn permits will be issued for this site.
8. A Conservation Easement inclusive of areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas identified on the Preliminary Site Plan shall be recorded concurrently with the Final Plat or prior to issuance of the first Certificate of Occupancy.
9. Any trees located within the future half right-of-way of Erie Road contiguous to the project and all of the associated storm water area for said right-of-way improvements shall not be subject to the tree replacement standards of Section 714 of the Land Development Code.

**Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS.** The Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit "A" incorporated herein by reference, from the PDR/NCO (Planned Development Residential/North Central Overlay) and GC/NCO (General Commercial/North Central Overlay) to the PDC/NCO (Planned Development Commercial zoning district), retaining the North Central Overlay, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

**Section 4. 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 section, sentence, clause, or other provision shall be 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 5. CODIFICATION.** Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

**Section 6. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

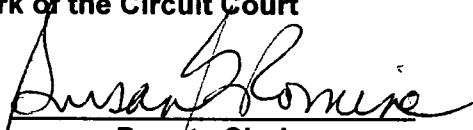
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 5<sup>th</sup> day of June, 2008.

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

BY:   
Chairman



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

BY:   
Deputy Clerk



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

(AS FURNISHED)

**DESCRIPTION:**

(ERIE ROAD REALIGNMENT - (OFFICIAL RECORD BOOK 01439 PAGE 6281))

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN S 89°56'21" E, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 273.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (STATE ROAD 43); THENCE N 59°08'57" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.34 FEET TO THE POINT OF BEGINNING; THENCE N 30°51'03" W, A DISTANCE OF 100.00 FEET; THENCE N 26°16'37" W, A DISTANCE OF 100.32 FEET; THENCE N 30°51'03" W, A DISTANCE OF 397.48 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 442.00 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHERLY DIRECTION, A DISTANCE OF 226.50 FEET THROUGH A CENTRAL ANGLE OF 29°21'39" TO THE END OF SAID CURVE; THENCE N 88°30'36" E, A DISTANCE OF 84.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE WEST WHOSE RADIUS POINT LIES N 88°30'36" E, A DISTANCE OF 358.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.45 FEET THROUGH A CENTRAL ANGLE OF 29°21'39" TO THE P.T. OF SAID CURVE; THENCE S 30°51'03" E, A DISTANCE OF 397.48 FEET; THENCE S 35°25'29" E A DISTANCE OF 100.32 FEET; THENCE S 30°51'03" E A DISTANCE OF 100.00 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE; THENCE S 59°08'57" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

**DESCRIPTION:**

(PARCEL 1)

(AS FURNISHED)

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 2, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN N 01° 29'24" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 500.82 FEET; THENCE N 59° 19'10" E, A DISTANCE OF 112.69 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF ERIE ROAD THE FOLLOWING SEVEN COURSES: THENCE N 30° 51'03" W, A DISTANCE OF 20.82 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LES N 59° 08'57" E, A DISTANCE OF 358.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.45 FEET THROUGH A CENTRAL ANGLE OF 29° 21'39" TO THE END OF SAID CURVE; THENCE N 01° 22'37" W A DISTANCE OF 243.21 FEET; THENCE N 03° 10'46" W A DISTANCE OF 553.94 FEET; THENCE N 01° 34'46" W A DISTANCE OF 205.08 FEET; THENCE N 04° 50'16" W, A DISTANCE OF 143.73 FEET; THENCE N 00° 34'47" W, A DISTANCE OF 96.09 FEET TO THE END OF SAID EASTERLY RIGHT OF WAY LINE; THENCE S 89° 55'32" E, A DISTANCE OF 285.58 FEET; THENCE S 59° 36'40" E, A DISTANCE OF 39.96 FEET; THENCE S 57° 00'39" E, A DISTANCE OF 34.14 FEET; THENCE S 66° 04'42" E, A DISTANCE OF 725.58 FEET; THENCE S 64° 19'19" E, A DISTANCE OF 597.59 FEET; THENCE S 61°3r53" E, A DISTANCE OF 655.02 FEET; THENCE S 59°08'57" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (STATE ROAD 43) A DISTANCE OF 1071.89 FEET; THENCE N 30° 51'03" W A DISTANCE OF 576.68 FEET; THENCE S 59°08'57" W, A DISTANCE OF 925.33 FEET TO THE POINT OF BEGINNING.  
LYING AND BEING IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 39.07 ACRES.

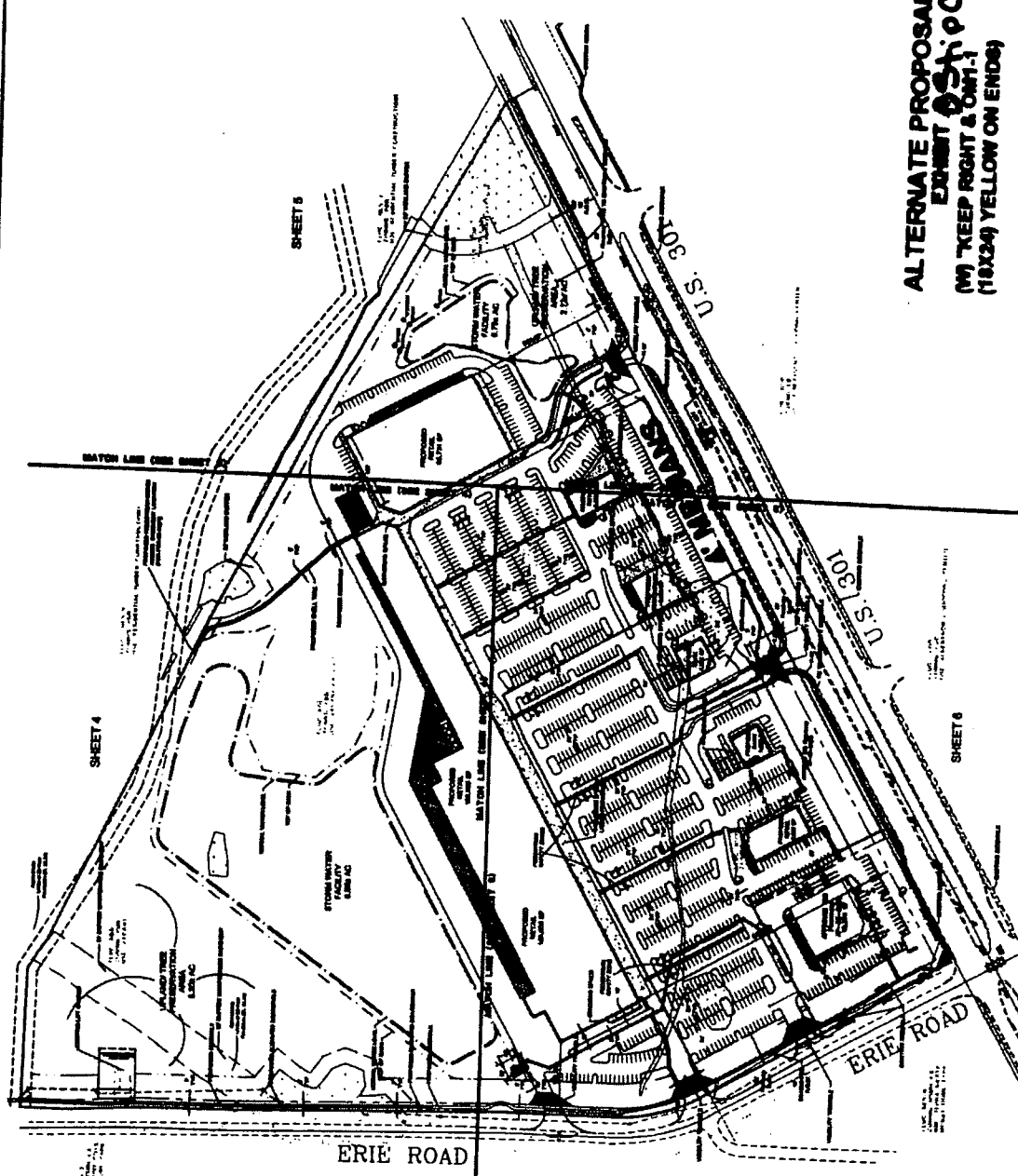
(PARCEL 2)

(AS FURNISHED)

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 34, SOUTH RANGE 18, EAST MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING EAST OF ERIE ROAD AS REALIGNED IN O.R. BOOK 01439 AT PAGE 6281 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA:

BEGIN AT AN IRON PIPE FOUND IN PLACE AT THE SOUTHWEST CORNER OF THE SOUTHEAST X OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE N 01° 29' 24" W. ALONG WEST LINE OF THE SAID SOUTHEAST X OF THE SOUTHWEST 1/4, A DISTANCE OF 500.44 FEET; THENCE N 59° 08' 57" E, A DISTANCE OF 1037.98 FEET; THENCE S 30° 51' 03" E, A DISTANCE OF 576.68 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 43, SECTION 1032 -(104) 202 (U.S. HIGHWAY 301); THENCE S 59° 08' 57" W. ALONG THE SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1048.66 FEET TO THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N 89° 56' 21" W. ALONG THE SAID SOUTH LINE, A DISTANCE OF 273.54 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 18 E, MANATEE COUNTY, FLORIDA.

CONTAINING 12.22 ACRES.



**ALTERNATE PROPOSAL**  
**EXHIBIT 051.PC.1**  
 (M) KEEP RIGHT & 0411-1  
 (10X24) YELLOW ON ENDS

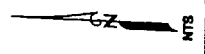
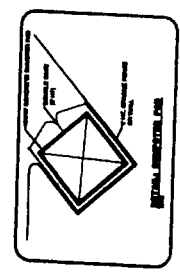
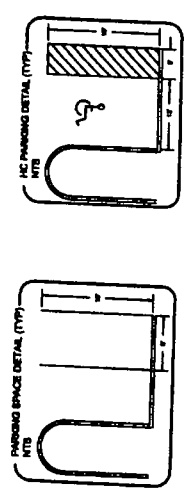


Exhibit "B"

NO.	DATE	BY	DESCRIPTION
1			
2			
3			

**CREEKSIDE COMMONS**  
 OVERALL SITE AND DETAILS

DEVELOPER  
 EXTENSION DEVELOPMENT, INC.  
 8411 OAKWOOD CREEK BOWLINGWAY  
 UNIVERSITY PARK, FLORIDA 34801

**KINS**  
 ARCHITECTS, INC.  
 1000 UNIVERSITY PARKWAY  
 UNIVERSITY PARK, FLORIDA 34801

SCALE	DATE
1" = 40'	10/1/88



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 10th day of JUNE, 2008

R.B. SHORE  
Clerk of Circuit Court  
[Signature] c.c.



FILED FOR RECORD  
R. B. SHORE

2008 JUN 23 PM 12:31

**FLORIDA DEPARTMENT of STATE**

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

**CHARLIE CRIST**  
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

**KURT S. BROWNING**  
Secretary of State

June 16, 2008

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

Attention: Ms. Vicki Jarratt

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated June 12, 2008 and certified copies of Manatee County Ordinance Nos. PDI-06-15(Z) (P), Z-05-18, PDC-06-58(Z) (P) and PDC-04-38 (Z) (P), which were filed in this office on June 16, 2008.

As requested, one date stamped copy of each is being returned for your records.

Sincerely,

Liz Cloud  
Program Administrator

LC/srd  
Enclosure

DIRECTOR'S OFFICE

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

COMMUNITY DEVELOPMENT  
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA  
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA  
850.245.6700 • FAX: 850.488.4894

LEGISLATIVE LIBRARY SERVICE  
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES  
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY  
850.245.6270 • FAX: 850.245.6282