

ORDINANCE-00-45
SCHROEDER-MANATEE RANCH, INC.
(UNIVERSITY LAKES OF MANATEE, INC.)
DEVELOPMENT ORDER ORDINANCE
GRANTING AMENDMENTS TO AND REPLACING ORDINANCE-92-
AS AMENDED BY ORDINANCE-93-25, ORDINANCE-95-44,
ORDINANCE 97-61, AND ORDINANCE 97-81.

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2000 MAR - 3 AM 11:25
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FILED FOR RECORD
R.B. SHOFF
CLERK OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

MAR 6 11 25 AM '00

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

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

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

WHEREAS, the described Project* lies within the unincorporated area of Manatee County, and

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

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

WHEREAS, the Board of County Commissioners, on June 1, 1992, approved Ordinance 92-32, which granted local approval to University Lakes, DRI No. 22; and

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

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

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

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TALLAHASSEE, FLORIDA

00-45: SMR, Inc. - Development Order Amendment

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

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

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

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

WHEREAS, the developers of University Lakes have proposed the following changes to the Development:

1. Initiate Phase II construction;
2. Relocate the Town Center to the east side of Lakewood Ranch Blvd.;
3. Relocate an access point onto University Parkway;
4. Shift square footage amounts between different Regional Commercial and Business parcels;
5. Make changes to tables 1, 5 and 6 of the Development Order;
6. Amend Transportation and Affordable Housing Conditions.

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

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

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

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

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

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

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

SECTION 1. FINDINGS OF FACT

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

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

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

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

SECTION 2. CONCLUSIONS OF LAW

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

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

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

SECTION 3. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

**TABLE 2
UNIVERSITY LAKES PHASING SCHEDULE**

Map H. Land Use Designation (\$380.0651, F.S., Designation)	Phase I 1992-2004♦	Phase II 2000- 2009♦	Phase III 2010-2014♦	Phase IV 2015-2019♦	Total
Residential Dwelling Units					
Single Family	970	360	243	151	1,724
Single Family Attached	88	155	123	105	471
Multi-Family	449	287	206	0	942
Total (Residential)	1,507	802	572	256	3,137
General Commercial*s.f.	275,557	780,143	4,300	0	1,060,000
(Retail)	(275,557)	(600,143)	(4,300)		(880,000)
(Hospital)		(150 beds/ 180,000)			(150 beds/ 180,000)
Neighborhood Commercial**s.f. (Retail)	87,000	135,885	0	158,115	381,000
Business s.f.	383,118	521,520	519,180	544,182	1,968,000
(Office)	(323,318)	(208,608)	(161,672)	(93,602)	(787,200)
(Industrial)	(59,800)	(312,912)	(357,508)	(450,580)	(1,180,800)
General Commercial***s.f.	250,000	150,000	0	0	400,000
(Retail)	(0)	(150,000)	0	0	(150,000)
(Hotel and Motel)	(250,000/ 300 rooms)	(0)	0	0	(250,000/ 300 Rooms)
Recreational Facilities****	Tennis & Boat Club+, Park Golf Course & Park				

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

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

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

**** Phasing of recreational facilities may be accelerated in accordance with the provisions of Sections 4.B., C. and E.

+ The Boat Club shall be located on the 160± acre manmade lake and shall contain facilities for launching and dockage for wet storage of not more than 20 watercraft and dry storage for not more than 30 watercraft. Small craft not commonly moored, such as sailboards, canoes, paddle boats, and similar non-motorized craft, and assorted storage facilities for such small craft shall not count against this limitation, and such craft may be used on the manmade lake.

♦ Buildout date is September 13th of each year indicated.

TABLE 3

UNIVERSITY PLACE DEVELOPMENT COMPONENTS

Sarasota County Land Use Designation (Section 380.06.0651, F.S. Designation)	Number of Acres	Square Feet
Interstate Regional Office Park (Office)	250.0	1,532,000
Major Employment Center (Office)	727.6	(2,623,257)
(Industrial)		(3,934,883)
(Retail)		(109,860)
Open Use Conservation	395	n/a
Totals	1,372.6	8,200,000

TABLE 4

UNIVERSITY PLACE PHASING SCHEDULE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- D. The list of required transportation improvements described in Tables 5 and 6 are triggered by the construction of Phase I of the Combined Projects* and Phase II of University Lakes. In the event that at any time the amount of development authorized in the University Place Development Order is less than that shown as Phase I Table 4 of this Development Order, the Developer* may submit a Notice of Proposed Change requesting a Development Order amendment to increase the amount of development in Phase I or II of University Lakes by an amount equal in impacts to the University Place reduction. In reviewing such a Notice of Proposed Change, transportation issues shall not form the basis of a recommendation of Substantial Deviation if the impacts (trip generation or distribution) on transportation facilities remain essentially the same. Nothing herein shall operate as a waiver of the Developer's* obligation to obtain a CLOS for any and all development which the Developer* proposes to transfer from University Place to University Lakes. In making a request under this Section 4.D., the Developer* must meet all of the following conditions:
1. The impacts of the proposed change do not exceed the impacts which were approved in the Development Order, or any amendments thereto, for potable water, wastewater treatment, solid waste disposal, mass transit, drainage, affordable housing, and parks and recreation.
 2. The Developer* must further demonstrate that the request is consistent with applicable provisions of the Comprehensive Plan and the Land Development Code.
 3. The amount of any increase in any Land Use Category may not exceed the limitations set forth in Table 1 Column E₁ above.
 4. The County* shall not be required to approve any increase to Phase I or II of University Lakes unless adequate capacity exists to serve such increase and assurance of corresponding decrease is demonstrated to the County's* satisfaction, in Phase I of University Place.
 5. In the event that the amount of development is increased for Phase I of University Place after approval of an increase of the permitted uses, density, or intensity for Phase I or II of University Lakes under this Section 4.D., then this entire Development Order shall be subject to an additional Substantial Deviation review to address the impacts of development which was previously added to University Lakes.

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

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

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

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

SECTION 5. DEVELOPMENT CONDITIONS

Transportation

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

**Table 5
Phases 1&2 Required Link Improvements**

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

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

**Table 6
Required Intersection Improvements**

Required Improvement Number	Improvement Name and Location	Total Traffic Peak Hour LOS Prior to Improvement	Applicable Peak Hour Level of Service	Development Traffic as a % of LOS Peak Hour Capacity	Required Improvement To Restore LOS	Total PM Peak Hour External Trips for Combined Projects Before Need*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (b) increase urban area peak hour automobile occupancy rates through expanded ride sharing efforts;
- (c) increase peak hour occupancy rates for transit and other high occupancy vehicles; and
- (d) other appropriate trip diversion measures.

A.(9) To allow for the finalization of interchange design relative to Improvements #3 and #4 in Table 6, Developer* agrees to reserve, until January 28, 1998, the property which it owns and which lies within the following description:

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

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

A.(10) The Developer* shall submit a Preliminary Site Plan for Phase I, or any subphase thereof, within twenty-four (24) months of the effective date of this Development Order. -

A.(11) The schedules of listed improvements may be adjusted at the Developer's* request with submission of adequate data to support any such adjustments, and the Development Order amended as needed in the event that the appropriate agencies determine that:

- (a) The Project* is determined by the County* and TBRPC to be in a regional activity center or otherwise designated for alternative levels of service or alternative percentage thresholds in accordance with applicable rules and regulations; or
- (b) The appropriate level of service standard for the particular roadway link or intersection is adjusted by the agency(ies) having jurisdiction over such link or intersection. In no event shall any level of service be adjusted if the result of said adjustment is to permit a lower level of service than established by that agency or agencies having jurisdiction at the time of the request for adjustment.

A.(12) The roadway shown on Revised Map H, which generally is oriented in a north/south alignment and connects to the proposed extension of Upper Manatee River Road, shall be required to be designated on the Future Traffic Circulation Map as a collector facility prior to providing any credits for right of way and/or construction. (The requirements of Condition A.(12) have been completed)

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

Wetlands

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

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

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

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

Vegetation and Wildlife

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

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

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

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

Land

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

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

Air Quality

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

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

Water Quality and Drainage

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

The stormwater management system shall be designed, constructed, and maintained to meet or exceed the applicable requirements of Chapter 62-25, 40D-4, and 62-40, F.A.C. The stormwater management system shall be designed to comply with the provisions relating to the Evers Reservoir Watershed Protection Overlay District by providing treatment, at a minimum, of 150% of the criteria found in Chapter 62-25 and 40D-4, F.A.C. Nothing in this Section F.(1) shall be construed as a waiver by the Developer* of any vested rights, if any, pertaining to approved (as depicted in an approved Preliminary Site Plan for that Phase or subphase) or constructed stormwater facilities. With the exception of any such vested rights, if any, the Project* shall also comply with any special local watershed protection provisions adopted after the approval of this Development Order. An acceptable method for meeting such standards for the treatment of stormwater runoff for the majority of the site will be wet detention with effluent filtration utilizing the double underdrain system described in Exhibit 19-2 of the ADA.

- F.(2) Best Management Practices* (BMP) for reducing water quality impacts, as recommended by the County* and SWFWMD in accordance with adopted regulations of these agencies, shall be implemented and may include a street cleaning program for parking and roadway areas within the Project*.
- F.(3) The Developer* shall be the entity responsible for maintaining the stormwater management system. The Developers* maintenance and inspection schedule for ensuring proper water quality treatment shall be submitted to the County* for approval prior to site alteration activities associated with the Project*.
- F.(4) Stormwater discharge shall not cause the receiving water body to violate the limits defined in the Class appropriate to that water body. Where background conditions in the water body in question do not meet the applicable standards due to natural causes outside the control of the Developer*, site specific, alternative criteria may be established in conjunction with the County*.
- F.(5) Prior to any site alteration activities associated with the Project*, the Developer* shall implement a surface water quality and quantity monitoring program approved by the County* (Completed). This program shall also be submitted to the City of Bradenton for review and comment prior to approval. The plan shall include provisions for the

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

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

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

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

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

Historical and Archaeological Sites

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

Water

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

H.(7) The Developer* shall conform to and further the applicable rules and adopted guidelines of the SWFWMD in regard to protection of the groundwater resources in the Eastern Tampa Bay Water Use Caution Area (WUCA) to the extent then in effect.

H.(8) The Developer* shall use the lowest quality water supply which meets the needs of the intended use, provided that such sources are economically feasible, practically available, and legally permissible.

A plan which investigates the use and feasibility of these alternatives shall be prepared by the Developer* and submitted with the first Annual Report to TBRPC, SWFWMD, the County* for review and further action if warranted. (completed)

H.(9) For the purpose of potable and/or reclaimed water conservation, utilization of xeriscape principles are required in landscaped areas. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall only be irrigated to the minimum extent required to ensure healthy vegetation.

Wastewater

I.(1) The Developer* shall participate, as required by Manatee County ordinances or Developer Agreements, in any necessary expansion of wastewater service to and consistent with any Developer Agreements for each phase or subphase of the Project* to assure that adequate wastewater capacity exists to accommodate the Project*.

I.(2) No additional permanent septic system shall be permitted within the Project*.

I.(3) Sewer lift stations shall be designed and equipped in accordance with County* regulations.

I.(4) The Developer* shall submit to the County*, prior to each Final Site Plan approval, a monitoring plan to identify and correct any leaks or ruptures of the sewer lines which are maintained by the Developer*. This plan must be approved by the County* and should identify the entity responsible for the monitoring and a time schedule for conducting the inspections. Faulty lines shall be replaced as quickly as possible. A report of inspections, results, and repairs must be included in the Annual Report.

I.(5) The disposal of waste into the sewer system shall comply with the Manatee County Sewer Use Ordinance (Ordinance No. 91-39).

I.(6) The Developer* shall implement a wastewater reuse system when feasible, as discussed in development condition H.(8) herein.

Solid Waste

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

At a minimum, the plan shall:

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

(Said Plan has been approved)

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

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

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

Recreation and Open Space

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

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

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

Education

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

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

Health Care, Police, and Fire

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

Economics

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

Energy

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

Affordable Housing

P.(1) A cumulative assessment of the affordable housing needs of Phases I and II of the University Lakes DRI and Phase I of University Place (Combined Projects*) has been performed as required by the 380 Review Agreement*. This assessment was accepted by all reviewing agencies and determined no potential unmet need for affordable housing and a potential surplus of 75 affordable units. This analysis utilized the East Central Florida Regional Planning Council's (ECFRPC) "Housing Demand, Supply and Need Methodology for Assessing the Affordable Housing Impact of Developments of Regional Impact", April 1996.

P.(2) This assessment utilized the 1990 US Census as its source for rental vacancy data. In order to ensure that employees of the Combined Projects* will find adequate housing opportunities reasonably accessible to their places of employment and validate the results of the assessment, it is necessary to compare the 1990 US Census data to the 2000 US Census data.

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

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

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

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

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

General Conditions

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

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

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

(k) Information on the actual prices and rents of housing units constructed relative to the then-current Department of Housing and Urban Development (HUD) affordable housing guidelines;

(l) Reports or information pursuant to conditions A.(7), A.(8), J.(2), and O.(3).

Q.(9) All proposed modifications to University Lakes will be reviewed based on the Combined Projects* to determine whether the proposed modification will exceed any of the criteria set forth in Subsection 380.06(19), Florida Statutes.

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

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

Q.(10) Unless otherwise expressly stated in this Ordinance, the Project* shall comply with all future amendments to the Land Development Code and the Comprehensive Plan.

Q.(11) Wherever in this Development Order the Developer* is required to file a Notice of Proposed Change, the Developer* shall send a copy of said NOPC to Sarasota County and SWFRPC.

Q.(12) In the event of a Development Order appeal or other legal challenge of this Development Order by the Department of Community Affairs, the Developer* shall pay all reasonable costs and fees of County* staff and attorneys relating to said appeal or legal challenge at the rate for processing this Development Order under the current Planning fee schedule. Payment of all billings by the Developer* related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

Section 6. DEVELOPER* COMMITMENTS

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

A. GENERAL PROJECT* DESCRIPTION

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

B. WETLANDS

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

C. WATER

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

D. SOILS

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

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

E. FLOODPLAINS

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

F. WATER SUPPLY

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

G. STORMWATER MANAGEMENT

- G.(1) All off-site runoff is to be routed through or around the property. There are five areas where off-site flow will be accepted into the stormwater management system, totaling 50.2 acres along the southern boundary and 12.6 acres along the northern boundary. (ADA*, 167)
- G.(2) The stormwater management system will accept all existing off-site flows from Sarasota County. (SR, 190)
- G.(3) The primary method for treatment of stormwater runoff for virtually the entire site will be wet detention with effluent filtration utilizing the double underdrain system described in Exhibit 19-2. (ADA*, 172)
- G.(4) The wet detention system will incorporate vegetated littoral zones which will equal approximately 15 to 20 percent of the surface area of the stormwater detention ponds. Sediment sumps will be provided at all inflow locations. (ADA*, 174)
- G.(5) The hydroperiods of all on-site wetlands will be maintained except as depicted on ~~Revised~~ Map H. (ADA*, 176)
- G.(6) Water levels in the detention ponds will be designed to be compatible with wetland seasonal high water tables and existing upland water tables. (ADA*, 183)
- G.(7) Litter and debris which is captured within the stormwater treatment ponds will be periodically removed during routine clean-up of the Project's* open space areas and pond system. (SR, 104)

H. SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

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

I. TRANSPORTATION RESOURCES

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

J. AIR

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

K. POLICE AND FIRE PROTECTION

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

L. RECREATION AND OPEN SPACE

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

M. EDUCATION

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

N. ENERGY

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

O. AIR

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

P. WATER SUPPLY

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

Q. WATER QUALITY AND DRAINAGE

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

SECTION 7. LEGAL DESCRIPTION

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

SECTION 8. DEADLINE FOR COMMENCEMENT OF CONSTRUCTION

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

SECTION 9. RESTRICTIONS ON DOWN-ZONING

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

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

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

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

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

SECTION 10. BINDING ORDER UPON DEVELOPER*

This Development Order shall be binding upon the Developer*.

SECTION 11. RENDITION

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

SECTION 12. NOTICE OF RECORDING

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

SECTION 13. SEVERABILITY

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

SECTION 14. EFFECTIVE DATE

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

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

Susan P. Romine
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

ATTACHMENTS

1. Affordable Housing Analysis (as contained in NOPC application dated 12/22/98 and sufficiency responses dated September 14, 1999)
2. 380 Review Agreement
3. Revised Map H (as attached herein)
4. Revised Map J (as attached herein)
5. Traffic Impact Table (attachment 6 of Ord 93-25)
6. Legal Description (as attached herein)

* ATTACHMENTS #2, AND #5 ARE NOT ATTACHED BUT ARE ON FILE AT THE CLERK'S OFFICE AS ATTACHMENTS TO THE PREVIOUSLY APPROVED ORDINANCE-93-25

UNIVERSITY LAKES DRI PHASE II NOPC AFFORDABLE HOUSING ANALYSIS

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

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

Demand Calculations

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

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

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

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

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

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

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

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

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

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

Notes:

All Development Measurements are in Square Feet unless otherwise noted.

(1) Retail Employment Generation Factor = 1 employee / 400 sq. ft.

(2) Office Employment Generation Factor = 1 employee / 250 sq. ft.

(3) Industrial Employment Generation Factor = 1 employee / 1,000 sq. ft.

(4) Hospital Employment Generation Factor = 1 employee / 330 sq. ft.

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

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

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

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

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

Income Group	Wage Ranges			Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Multi-Worker HHs	Income
	Low	High	Midpoint						
Very Low	\$8,500	\$9,999	\$9,250	25	\$231,238	9	3	6	\$9,250
	\$10,000	\$12,499	\$11,250	75	\$843,713	28	10	18	\$11,250
	\$12,500	\$14,999	\$13,750	200	\$2,749,900	74	27	47	\$13,750
	\$15,000	\$17,499	\$16,250	800	\$12,999,600	294	107	187	\$16,250
	\$17,500	\$19,999	\$18,750	665	\$12,468,418	245	89	156	\$18,750
	\$20,000	\$21,649	\$20,825	255	\$5,310,248	94	34	60	\$20,825
	\$21,650	\$22,499	\$22,075	150	\$3,311,175	92	33	59	\$22,075
	\$22,500	\$24,999	\$23,750	125	\$2,968,688	77	28	49	\$23,750
	\$25,000	\$27,499	\$26,250	100	\$2,624,950	61	22	39	\$26,250
	\$27,500	\$29,999	\$28,750	75	\$2,156,213	46	17	29	\$28,750
Low	\$30,000	\$32,499	\$31,250	50	\$1,562,475	31	11	20	\$31,250
	\$32,500	\$34,649	\$33,575	40	\$1,342,980	25	9	16	\$33,575
	\$34,650	\$37,499	\$36,075	30	\$1,082,235	21	8	13	\$36,075
	\$37,500	\$39,999	\$38,750	25	\$968,738	18	7	11	\$38,750
	\$40,000	\$42,499	\$41,250	20	\$824,990	14	5	9	\$41,250
Moderate	\$42,500	\$44,999	\$43,750	15	\$656,243	11	4	7	\$43,750
	\$45,000	\$47,499	\$46,250	10	\$462,495	7	3	4	\$46,250
	\$47,500	\$49,999	\$48,750	5	\$243,748	4	1	3	\$48,750
	\$50,000	\$52,499	\$51,250	0	\$0	0	0	0	\$51,250
	(A) Total employees and wages of this model:				2,665	\$52,808,043			
(B) Total wages of 2,665 employees at \$15,864				2,665	\$42,277,560				

Notes: Distribution by Wilson, Miller, Barton & Peek, Inc., September, 1998.
 Spreadsheet provided by East Central Florida Regional Planning Council, July, 1998.
 * Median Income provided by U.S. Dept. of Housing & Urban Development, Jacksonville, FL, 1998.
 ** Average Wage by SIC Code provided by Florida Dept. of Labor & Employment Security ES-202 Report, 2nd Quarter, 1997.

Table 4
 University Lakes DRI
 Demand Calculation Model
 Phase II Estimated Office Employment by Income Group

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

Income Group	Wage Ranges		Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Multi-Worker HHs	Income
	Low	High							
Very Low	\$8,500	\$9,999	\$9,250	0	\$0	0	0	0	\$9,250
	\$10,000	\$12,499	\$11,250	0	\$0	0	0	0	\$11,250
	\$12,500	\$14,999	\$13,750	0	\$0	0	0	0	\$13,750
	\$15,000	\$17,499	\$16,250	0	\$0	0	0	0	\$16,250
	\$17,500	\$19,999	\$18,750	0	\$0	0	0	0	\$18,750
	\$20,000	\$21,649	\$20,825	10	\$208,245	4	1	3	\$20,825
	\$21,650	\$22,499	\$22,075	20	\$441,490	12	4	8	\$22,075
	\$22,500	\$24,999	\$23,750	75	\$1,781,213	46	17	29	\$23,750
	\$25,000	\$27,499	\$26,250	250	\$6,562,375	153	56	97	\$26,250
	\$27,500	\$29,999	\$28,750	125	\$3,593,688	77	28	49	\$28,750
Moderate	\$30,000	\$32,499	\$31,250	100	\$3,124,950	61	22	39	\$31,250
	\$32,500	\$34,649	\$33,575	75	\$2,518,088	46	17	29	\$33,575
	\$34,650	\$37,499	\$36,075	60	\$2,164,470	42	15	27	\$36,075
	\$37,500	\$39,999	\$38,750	40	\$1,549,980	28	10	18	\$38,750
	\$40,000	\$42,499	\$41,250	30	\$1,237,485	21	8	13	\$41,250
	\$42,500	\$44,999	\$43,750	20	\$874,990	14	5	9	\$43,750
	\$45,000	\$47,499	\$46,250	15	\$693,743	11	4	7	\$46,250
	\$47,500	\$49,999	\$48,750	10	\$487,495	7	3	4	\$48,750
	\$50,000	\$52,499	\$51,250	4	\$204,998	3	1	2	\$51,250
	(A) Total employees and wages of this model:				834	\$25,443,208			
(B) Total wages of 834 employees at \$25,000				834	\$20,850,000				

Notes: Distribution by Wilson, Miller, Barton & Peek, Inc., August, 1998.
 Spreadsheet provided by East Central Florida Regional Planning Council, July, 1998.
 * Median Income provided by U.S. Dept. of Housing & Urban Development, Jacksonville, FL, 1998.
 ** Average Wage by SIC Code provided by Florida Dept. of Labor & Employment Security ES-202 Report, 2nd Quarter, 1997.

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

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

Income Group	Wage Ranges			Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Income	Multi-Worker HHs	Income
	Low	High	Midpoint							
Very Low	\$8,500	\$9,999	\$9,250	0	\$0	0	0	\$9,250	0	\$14,892
	\$10,000	\$12,499	\$11,250	0	\$0	0	0	\$11,250	0	\$18,112
	\$12,500	\$14,999	\$13,750	0	\$0	0	0	\$13,750	0	\$22,137
	\$15,000	\$17,499	\$16,250	0	\$0	0	0	\$16,250	0	\$26,162
	\$17,500	\$19,999	\$18,750	0	\$0	0	0	\$18,750	0	\$30,187
	\$20,000	\$21,649	\$20,825	0	\$0	0	0	\$20,825	0	\$33,527
	\$21,650	\$22,499	\$22,075	0	\$0	0	0	\$22,075	0	\$35,540
	\$22,500	\$24,999	\$23,750	5	\$118,748	3	1	\$23,750	2	\$38,237
	\$25,000	\$27,499	\$26,250	15	\$393,743	9	3	\$26,250	6	\$42,262
	\$27,500	\$29,999	\$28,750	30	\$862,485	18	7	\$28,750	11	\$46,287
Low	\$30,000	\$32,499	\$31,250	94	\$2,937,453	58	21	\$31,250	37	\$50,312
	\$32,500	\$34,649	\$33,575	50	\$1,678,725	31	11	\$33,575	20	\$54,055
	\$34,650	\$37,499	\$36,075	40	\$1,442,980	28	10	\$36,075	18	\$58,080
	\$37,500	\$39,999	\$38,750	30	\$1,162,485	21	8	\$38,750	13	\$62,387
	\$40,000	\$42,499	\$41,250	20	\$824,990	14	5	\$41,250	9	\$66,412
	\$42,500	\$44,999	\$43,750	15	\$656,243	11	4	\$43,750	7	\$70,437
	\$45,000	\$47,499	\$46,250	10	\$462,495	7	3	\$46,250	4	\$74,462
	\$47,500	\$49,999	\$48,750	4	\$194,998	3	1	\$48,750	2	\$78,487
	\$50,000	\$52,499	\$51,250	0	\$0	0	0	\$51,250	0	\$82,512
	(A) Total employees and wages of this model:				313	\$10,735,344				
(B) Total wages of 313 employees at \$30,068				313	\$9,411,284					

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

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

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

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

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

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

Income Group	Wage Ranges			Number of Employees	Total Wages	Heads of Household	Single Worker FHs	Income	Multi-Worker FHs	Income
	Low	High	Midpoint							
Very Low	\$8,500	\$9,999	\$9,250	0	\$0	0	0	\$9,250	0	\$14,892
	\$10,000	\$12,499	\$11,250	0	\$0	0	0	\$11,250	0	\$18,112
	\$12,500	\$14,999	\$13,750	0	\$0	0	0	\$13,750	0	\$22,137
	\$15,000	\$17,499	\$16,250	0	\$0	0	0	\$16,250	0	\$26,162
	\$17,500	\$19,999	\$18,750	0	\$0	0	0	\$18,750	0	\$30,187
	\$20,000	\$21,649	\$20,825	5	\$104,123	2	1	\$20,825	1	\$33,527
	\$21,650	\$22,499	\$22,075	10	\$220,745	6	2	\$22,075	4	\$35,540
	\$22,500	\$24,999	\$23,750	25	\$593,738	15	5	\$23,750	10	\$38,237
	\$25,000	\$27,499	\$26,250	40	\$1,049,980	25	9	\$26,250	16	\$42,262
	\$27,500	\$29,999	\$28,750	164	\$4,714,918	101	37	\$28,750	64	\$46,287
Low	\$30,000	\$32,499	\$31,250	70	\$2,187,465	43	16	\$31,250	27	\$50,312
	\$32,500	\$34,649	\$33,575	60	\$2,014,470	37	13	\$33,575	24	\$54,055
	\$34,650	\$37,499	\$36,075	50	\$1,803,725	35	13	\$36,075	22	\$58,080
	\$37,500	\$39,999	\$38,750	40	\$1,549,980	28	10	\$38,750	18	\$62,387
	\$40,000	\$42,499	\$41,250	30	\$1,237,485	21	8	\$41,250	13	\$66,412
	\$42,500	\$44,999	\$43,750	20	\$874,990	14	5	\$43,750	9	\$70,437
	\$45,000	\$47,499	\$46,250	15	\$693,743	11	4	\$46,250	7	\$74,462
	\$47,500	\$49,999	\$48,750	10	\$487,495	7	3	\$48,750	4	\$78,487
	\$50,000	\$52,499	\$51,250	7	\$358,747	5	2	\$51,250	3	\$82,512
	(A) Total employees and wages of this model:				546	\$17,891,602				
(B) Total wages of 546 employees at \$27,720				546	\$15,135,120					

Notes: Distribution by Wilson, Miller, Barton & Peek, Inc., August, 1998.
 Spreadsheet provided by East Central Florida Regional Planning Council, July, 1998.
 * Median Income provided by U.S. Dept. of Housing & Urban Development, Jacksonville, FL, 1998.
 ** Average Wage by SIC Code provided by Florida Dept. of Labor & Employment Security ES-202 Report, 2nd Quarter, 1997.

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

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

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

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

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

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

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

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

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

OWNER-OCCUPIED HOUSING

<p><u>VERY LOW INCOME:</u> < \$21,650</p> <p style="padding-left: 150px;"><u>x 0.3</u></p> <p style="padding-left: 150px;">\$6,495 ÷ 12 = \$541/Month</p> <p>\$541</p> <p>- 10% Taxes and Insurance</p> <p>\$487 at 6.5%/30-year fixed* =</p> <p style="padding-left: 150px;">\$77,068</p> <p style="padding-left: 150px;">÷ 0.95 (5% Down payment)</p> <p style="padding-left: 150px;">\$81,125</p> <p>VERY LOW AFFORDABILITY LIMIT - < \$81,125</p>
<p><u>LOW INCOME:</u> \$21,650 - \$34,640</p> <p style="padding-left: 150px;"><u>x 0.3</u></p> <p style="padding-left: 150px;">\$10,392 ÷ 12 = \$866/Month</p> <p>\$866</p> <p>- 10% Taxes and Insurance</p> <p>\$779 at 6.5%/30-year fixed* =</p> <p style="padding-left: 150px;">\$123,310</p> <p style="padding-left: 150px;">÷ 0.95 (5% Down payment)</p> <p style="padding-left: 150px;">\$129,799</p> <p>LOW INCOME AFFORDABILITY LIMITS - \$81,125 - \$129,799</p>
<p><u>MODERATE INCOME:</u> \$34,641 - \$51,960</p> <p style="padding-left: 150px;"><u>x 0.3</u></p> <p style="padding-left: 150px;">\$15,588 ÷ 12 = \$1,299/month</p> <p>\$1,299</p> <p>- 10% Taxes and Insurance</p> <p>\$1,169 at 6.5%/30-year fixed* =</p> <p style="padding-left: 150px;">\$184,964</p> <p style="padding-left: 150px;">÷ 0.95 (5% Down payment)</p> <p style="padding-left: 150px;">\$194,699</p> <p>MODERATE INCOME AFFORDABILITY LIMITS - \$129,800 - \$194,699</p>

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

Table 7 continued..

RENTER-OCCUPIED HOUSING

VERY LOW INCOME: $\$21,650 \times 0.3 = \$6,495 \div 12 = < \$541/\text{Month}$

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

LOW INCOME: $\$34,640 \times 0.3 = \$10,392 \div 12 = \$866/\text{Month}$

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

MODERATE INCOME: $\$51,960 \times 0.3 = \$15,588 \div 12 = \$1,299/\text{Month}$

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

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

Table 8
University Lakes DRI
Phase II
Projected Affordable Housing Demand

Income Group	Number of Households*	Income	Rent	Monthly Payment	Payment Less Taxes and Insurance	6.5% Mortgage	Home Price
Very Low Income Less Than \$21,650 296 Total Households	3	\$9,250	\$181	\$231	\$208	\$31,680	\$33,347
	10	\$11,250	\$231	\$281	\$253	\$38,530	\$40,558
	27	\$13,750	\$294	\$344	\$309	\$47,092	\$49,571
	6	\$14,892	\$322	\$372	\$335	\$51,004	\$53,689
	107	\$16,250	\$356	\$406	\$366	\$55,655	\$58,584
	18	\$18,112	\$403	\$453	\$408	\$62,033	\$65,298
	89	\$18,750	\$419	\$469	\$422	\$64,218	\$67,597
	36	\$20,825	\$471	\$521	\$469	\$71,325	\$75,078
Low Income \$21,650 - \$34,640 843 Total Households	39	\$22,075	\$502	\$552	\$497	\$75,606	\$79,585
	47	\$22,137	\$503	\$553	\$498	\$75,819	\$79,809
	51	\$23,750	\$544	\$594	\$534	\$81,343	\$85,624
	187	\$26,162	\$604	\$654	\$589	\$89,605	\$94,321
	90	\$26,250	\$606	\$656	\$591	\$89,905	\$94,637
	89	\$28,750	\$669	\$719	\$647	\$98,468	\$103,650
	156	\$30,187	\$705	\$755	\$679	\$103,390	\$108,832
	70	\$31,250	\$731	\$781	\$703	\$107,030	\$112,664
	64	\$33,527	\$788	\$838	\$754	\$114,832	\$120,876
	50	\$33,575	\$789	\$839	\$755	\$114,994	\$121,046
Moderate Income \$34,641 - \$51,960 745 Total Households	71	\$35,540	\$838	\$888	\$800	\$121,725	\$128,132
	46	\$36,075	\$852	\$902	\$812	\$123,556	\$130,059
	90	\$38,237	\$906	\$956	\$860	\$130,962	\$137,855
	35	\$38,750	\$919	\$969	\$872	\$132,718	\$139,703
	26	\$41,250	\$981	\$1,031	\$928	\$141,281	\$148,717
	158	\$42,262	\$1,007	\$1,057	\$951	\$144,748	\$152,366
	18	\$43,750	\$1,044	\$1,094	\$984	\$149,843	\$157,730
	14	\$46,250	\$1,106	\$1,156	\$1,041	\$158,406	\$166,743
	153	\$46,287	\$1,107	\$1,157	\$1,041	\$158,533	\$166,877
	8	\$48,750	\$1,169	\$1,219	\$1,097	\$166,968	\$175,756
	123	\$50,312	\$1,208	\$1,258	\$1,132	\$172,319	\$181,300
	3	\$51,250	\$1,231	\$1,281	\$1,153	\$175,531	\$184,769
		1,884	Total Affordable Housing Demand Generated by Phase II of University Lakes				

Note: * From Tables 3 through 6.

Housing Supply Assessment

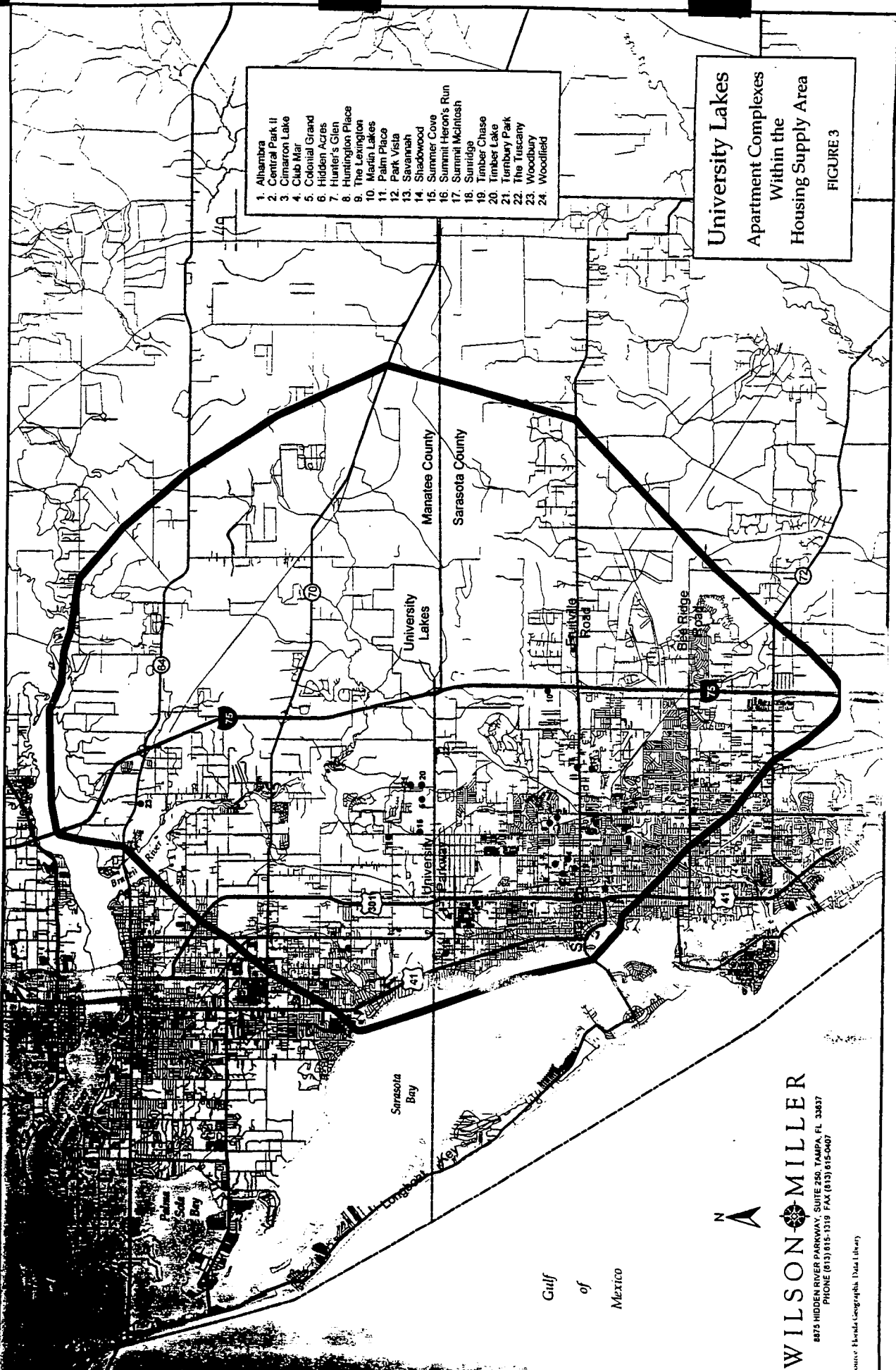
The ECFRPC Methodology requires that a "housing supply area" be determined using a ten-mile/twenty-minute (whichever is less) boundary. Figure 1, shows the University Lakes DRI Housing Supply Area.

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

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

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

Source: Multiple Listing Service, September 22, 1998.



1. Alhambra
2. Central Park II
3. Cimarron Lake
4. Club Mar
5. Colonial Grand
6. Hidden Acres
7. Hunter's Glen
8. Huntington Place
9. The Lexington
10. Martin Lakes
11. Palm Place
12. Park Vista
13. Savannah
14. Shadowood
15. Summer Cove
16. Summit-Heron's Run
17. Summit McIntosh
18. Sunridge
19. Timber Chase
20. Timber Lake
21. Turnbury Park
22. The Tuscany
23. Woodbury
24. Woodfield

University Lakes
 Apartment Complexes
 Within the
 Housing Supply Area
 FIGURE 3



WILSON MILLER
 8875 HIDDEN RIVER PARKWAY, SUITE 250, TAMPA, FL 33637
 PHONE (813) 815-1319 FAX (813) 815-0407

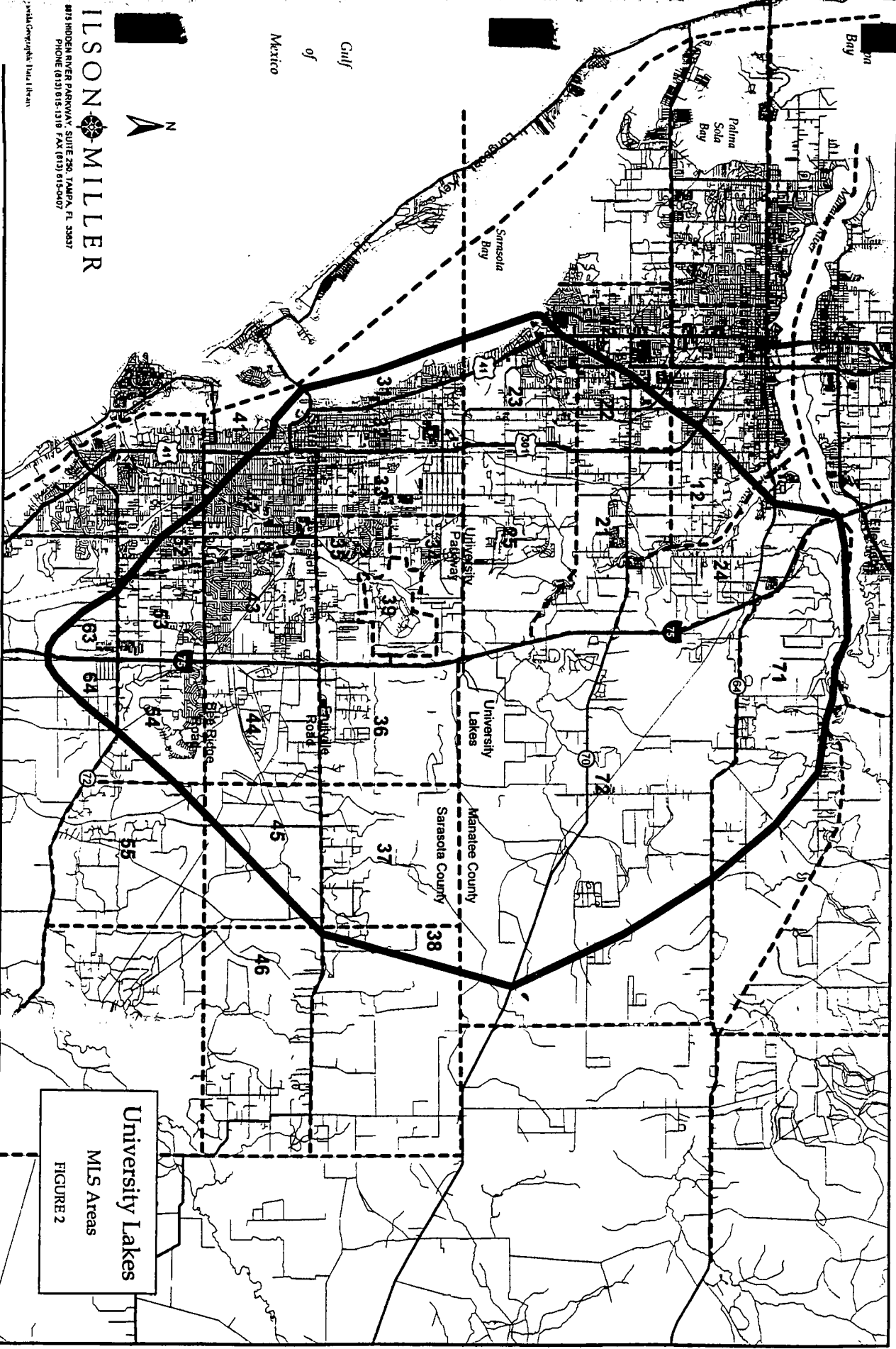
Source: Florida Geographix, Data Library

ILSON MILLER

8175 HIDDEN RIVER PARKWAY, SUITE 250, TAMPA, FL 33637
PHONE (813) 815-1318 FAX (813) 815-0407

Janet Geographics, Inc. is a

Gulf
of
Mexico



University Lakes
MLS Areas
FIGURE 2

Tampa Bay

Palma Sola Bay

Sarasota Bay

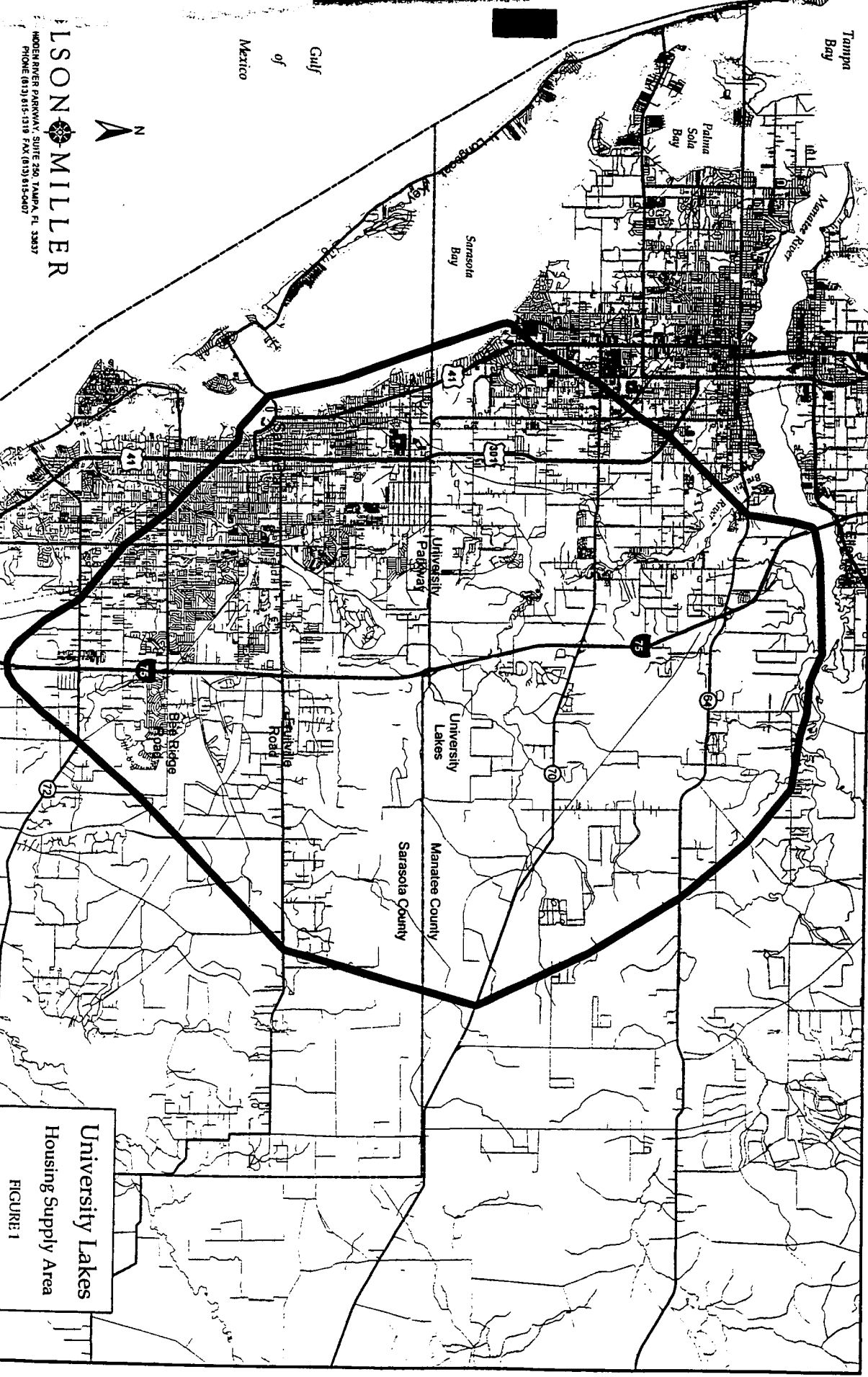
Gulf of Mexico



ELSON MILLER

MOORE RIVER PARKWAY, SUITE 230 TAMPA, FL 33637
PHONE (813) 815-1318 FAX (813) 815-0407

Geographic Data Library



University Lakes
Housing Supply Area
FIGURE 1

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

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

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

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

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

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

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

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

Notes: (1) From Table 10.

(2) 1990 Census indicates Manatee County's rental vacancy rate is 21%. ECFRPC Methodology reserves the first 5% as transitional; therefore 16% can be counted toward the existing supply.

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

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

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

Notes: (1) From Table 9.

(2) From Table 11.

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

MAXIMUM CAPS FOR HOUSING TYPES

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

Table 13
University Lakes DRI
Housing Supply by Size

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

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

COMPARISON OF SUPPLY AND DEMAND

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

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

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

Notes: (1) From Table 12.

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

(3) From Table 8.

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

CONCLUSION

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

APPENDIX A
MULTIPLE LISTING SERVICE
PRINTOUT

*** A ***

ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SOFT	A#
31453	0415	3005 34TH AVE	N	159900	5	2.0	0NO	N	CRE	FAIR OA	2024	12
30550	0110	1ST AVE	N	154900	3	2.0	2AG	N	BOA	DAVIS	1500	12
30654	0910	2305 42ND ST	N	124900	3	2.0	3DG	N		ELWOOD	1944	12
29547	0694	3404 39TH ST E	N	119900*	3	2.0	0NO	Y		OTHER	1748	12
30763	0447	920 40TH AVE E	N	115500	2	1.0	1DG	N		OTHER	1068	12
27167	0013	221 2 AVENUE EA	N	114000	2	1.0	2AC	N		BEAU VU	1635	12
27000	RECP	2911 34TH AVE DR	N	96000	3	2.0	2AG	N		STONE C	1191	12
23906	0241	3139 12TH AVE	N	94900	2	2.0	2DG	N		SOUTH B	1194	12
27588	0013	1001 37TH AVE	N	87900	2	1.0	1AG	Y		OTHER	1312	12
29292	0062	201 VERMONT AVE	N	87900	4	2.0	0NO	N		RIVER H	1595	12
30995	0110	3506 29TH STREET	N	87500	2	2.0	1AG	N		STONE C	913	12
31947	0013	2804 23RD ST	N	84900	3	2.0	2AG	N		OAK PAR	1225	12
29602	0329	619 26TH AVE. E	N	82900	0	2.0	0NO	N		COLONIA	0	12
32370	0013	202 24 ST.	N	82900	3	2.0	1AG	Y		MILLER	1176	12
31883	8300	1524 7TH AVE E	N	82500*	3	2.0	1AG	N		DAVIS M	1100	12
29312	0013	3610 27TH ST CT	N	82500*	2	2.0	1AG	N		STONE C	998	12
31597	0013	3503 29TH ST CT	N	81900*	3	2.0	1AG	N		STONE C	1071	12
31549	0603	3124 19TH STREET	N	81900	3	2.0	1DC	N		PINECRE	1265	12
29734	0110	2421 VERMONT	N	79900	2	1.0	1AG	N		RIVER H	1387	12
31427	0995	2711 36TH AVE TE	N	79900*	2	2.0	1AG	N		STONE C	990	12
32454	0900	1409 2ND AVENUE	N	79900	3	2.5	1AG	N		BROBERG	1760	12
31806	RECP	417 14TH ST	N	79900	3	2.0	2AG	N		BROBERG	1409	12
32120	0110	1216 2ND AVENUE	N	79900	2	1.0	2DC	N		JOHNSON	1400	12
32258	RECP	3019 45TH ST	N	79000	2	1.0	1AC	N		ELWOOD	1220	12
31600	0516	1419 17TH STREET	N	75900	3	1.5	2NO	Y		KINGSTO	1848	12
30264	0110	1930 6TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30240	0110	1907 6TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30236	0110	1902 6TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30267	0110	1939 6TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30246	0110	1914 6TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30266	0110	1938 6TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30250	0110	1924 6TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30265	0110	1933 6TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30231	0110	1901 6TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30224	0110	1928 5TH AVE	N	75500	4	2.0	1AG	N		CANNON	1460	12
30464	0541	3511 28TH STREET	N	74900	2	1.0	1AG	N		ORCHARD	1460	12
32530	0007	415 24 AVE	N	74900	3	2.0	2NO	N		STONE C	912	12
30618	0062	2808 4TH ST	N	74900	3	2.0	1AC	N		ORANGE	1202	12
31146	0222	1728 28TH AVE	N	72500	3	1.0	2AC	N		PLEASAN	1593	12
28790	0110	1528 2ND AVE E	N	72000*	2	1.1	1AC	N		SUNSHIN	966	12
31443	0516	1550 15TH STREET	N	69900	3	2.0	1AG	N		PERKINS	1131	12
31441	0910	3620 17 ST CT.	N	69900	3	2.0	1AG	N		SUNNYSI	1200	12
31446	0516	1550 15TH STREET	N	69900	3	2.0	1AG	N		HILL PA	1190	12
31697	0013	1721 9TH AVE	N	69900	4	2.0	0NO	N		SUNNYSI	1200	12
29207	0110	2305 10TH AVE	N	69900*	2	2.0	1AG	N		BRADENT	1248	12
29951	0329	205 32ND AVE EA	N	69000	3	2.0	1NO	N		SOUTH A	1172	12
32566	0013	2807 34TH AVE DR	N	68000	2	1.0	1AG	N		TROPICA	1536	12
30668	0360	607 33RD AVE DR	N	67000	3	2.0	2AC	N		STONE C	912	12
29558	0346	3112 9TH ST EAST	N	64900	3	2.0	1AC	N		KINGSTO	2147	12
30648	0415	3108 27TH ST	N	64900*	3	1.0	0NO	N		CAROLIN	1104	12
29123	0013	1120 30TH AVE E	N	64900*	2	1.0	1AC	N		LA SELV	1008	12
31105	0694	916 28TH AVE E	N	64900	2	2.0	0NO	N		BAUMERF	800	12
31409	0541	1009 37TH AVE	N	62900	3	2.0	0NO	N		OTHER	1400	12
32165	0013	2020 45 ST CT	N	62900	2	1.0	2NO	N		NO SUBD	1420	12
31411	0432	1906 1ST AV	N	62500	2	1.0	2NO	N		ELWOOD	0	12
ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SOFT	A#
31041	0013	310 20 TH ST	N	61900	2	1.5	1AC	N		MANATEE	1188	12
31689	0516	120 12TH AVENUE	N	60000	3	1.5	1AC	N		MANATEE	768	12
23144	0910	603 36 AVE E	N	59900*	2	1.0	1NO	Y		OTHER	1296	12
32047	0997	1824 25TH AVF	N	59900	2	1.0	0NO	N		ORANGE	1061	12
32564	0110	2335 34TH AVE	N	59900	3	1.0	0NO	N		LAKEWOO	943	12
										LA SELV	0	12

30321	0013	3012	17 ST	N	5	3	1.0	ONO	N	PINEC	0	12
30828	09	1714	2ND AVENUE	N	5	2	1.0	2AC	N	WHITAE	884	12
30491	0995	2609	9TH AVE EAS	N	54900*	3	2.0	1AG	N	NO SUBD	1216	12
31881	RECP	2115	8TH AVE E	N	53000	2	1.0	2NO	N	BRADEN	0	12
28021	0460	34	BRADEN CAST	N	50000	2	1.0	1AG	N	BOA BRADEN	969	12
31423	0013	2111	36TH AVE E	N	49900	3	1.0	ONO	N	HILL PA	864	12
29115	0910	3333	26 AVE E #1	N	49900	2	1.0	ONO	N	CRE SUGAR C	900	12
31651	0309	3333	26TH AVENUE	N	48500	1	1.0	2NO	N	SUGAR C	700	12
30858	0309	3333	26 AVE	N	47900	1	1.0	2AC	Y	SUGAR C	970	12
29992	RECP	1212	2ND AVE	N	47500*	2	1.0	1AC	N	BROBERG	840	12
32452	0110	3333	26TH AVE LO	N	45900	1	1.0	1AC	N	SUGAR C	888	12
29726	0241	53	SEMINOLE DR	N	44900	2	1.1	1AG	N	BRADEN	768	12
31478	0409	3511	16 TH ST	N	44900	2	1.0	ONO	N	HILL PA	680	12
30031	0062	4004	9TH ST	N	44900	2	1.0	ONO	N	HAZELHU	1000	12
32451	0110	3333	26TH AVE LO	N	43900	1	1.0	1AC	N	SUGAR C	474	12
30910	0309	3333	26TH AV 107	N	43000	2	1.0	2AC	N	SUGAR C	0	12
25851	0241	3333	26TH AVE	N	42900	1	1.0	ONO	N	SUGAR C	770	12
29601	0329	2408	7TH ST. E.	N	42500	2	1.0	ONO	N	COLONIA	644	12
30999	0910	1108	MANATEE AVE	N	41900	3	1.0	ONO	N	CH DAVI	1080	12
29856	0995	2412	8TH ST. EAS	N	40000	2	1.0	ONO	N	LEWIS	882	12
31123	0694	3420	16TH ST E	N	39900	1	1.0	ONO	N	HILL PA	400	12
25473	0241	3275	26TH AVE	N	39900	1	1.0	ONO	N	SUGAR C	750	12
25123	0321	3333	26TH AVE E	N	39500	2	1.0	1NO	Y	SUGAR C	780	12
32293	0309	3333	26TH AVE #1	N	39000	1	1.0	2NO	N	SUGAR C	480	12
26647	0241	3275	26TH AVE	N	38000	1	1.0	ONO	N	SUGAR C	792	12
20841	0241	3275	26 AVE	N	37000*	1	1.0	1AC	N	SUGAR C	726	12
25906	0241	3300	26TH AVE	N	36500	1	1.0	ONO	N	SUGAR C	878	12
29277	0460	12	DESOTO ST	N	35700*	1	1.0	1AC	N	BOA BRADEN	1002	12
21841	0910	3333	26TH AVE E	N	35000*	1	1.0	1NO	N	SUGAR C	396	12
32182	0910	3333	26TH AVE E	N	33900	1	1.0	1NO	N	CRE SUGAR C	408	12
18641	0006	3333	26TH AVE, #	N	33900*	2	2.0	ONO	N	SUGAR C	792	12
26902	0241	3275	26TH AVE, #	N	29900	1	1.0	ONO	N	SUGAR C	762	12
26645	0241	3275	26TH AVE	N	24900	1	1.0	ONO	N	SUGAR C	590	12
25748	0241	3300	26TH AVE	N	22000	1	1.0	1NO	N	SUGAR C	540	12
26615	0241	3275	26TH AVE	N	22000	1	1.0	1NO	N	RIV SUGAR C	620	12
26644	0241	3275	26TH AVE	N	21900	1	1.0	ONO	N	SUGAR C	628	12
28267	0241	3275	26TH AVE #1	N	18900	1	1.0	ONO	N	SUGAR C	392	12
28898	0241	3275	26TH AVE #1	N	16000	1	1.0	ONO	N	SUGAR C	446	12
22531	0910	3300	26TH AVE E	N	8500*	1	1.0	ONO	Y	BOA SUGAR C	0	12
26355	0241	3275	26TH AVE	N	8000*	1	1.0	ONO	N	SUGAR C	300	12

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ML#	BROKER	ADDRESS	RS	PRICE	BD	BA	PK	PL	WTR	SUB	SOFT	A#
30073	0318	6618 PEACH TREE	N	199900	3	2.0	2AG	Y	LAK	TARA	1941	21
27827	0013	6704 STONE RIVER	N	199500	3	3.0	2AG	Y		TARA	2071	21
27947	0013	4926 PERIDIA BLV	N	196900*	3	2.0	2AG	Y		PERIDIA	2024	21
26425	0090	6706 STONE RIVER	N	191500*	2	2.0	2AG	Y		TARA	1797	21
31699	RECP	5125 WEDGE CT	N	189900	3	2.0	2AG	Y		PERIDIA	2138	21
31687	0900	5807 WHITE OAK B	N	189900	2	2.0	2AG	Y		TARA	1800	21
31899	0006	6106 56TH TERR	N	189900	3	2.0	2AG	N		RIVER L	2224	21
19597	0013	4353 PRESIDENTIA	N	189900*	3	2.0	2AG	Y		PERIDIA	1951	21
32366	0013	6125 55TH AVE CI	N	189900	3	2.0	2AG	N		RIVER L	2255	21
29873	0013	5916 FERNDILL ST	N	189900	3	2.0	3AG	Y	LAK	GARDEN	2745	21
32493	RECP	3927 57TH DR	N	189000	3	2.5	2AG	Y		LIONSHE	2155	21
32488	0900	6232 28TH AVENUE	N	187500	4	2.0	2AG	Y		HIDDEN		21
32253	0910	4223 PRESIDENTIA	N	185000	3	2.0	2AG	Y		PERIDIA	2128	21
31773	0318	6148 55TH AVE CI	N	179900	4	2.0	2AG	N		RIVER L	2133	21
32422	0995	6407 STONE RIVER	N	179900	2	2.0	2AG	Y		TARA	0	21
32433	0013	2892 48TH WAY EA	N	179900	3	2.0	2AG	N	LAK	CANDLEW	2411	21
25864	0013	6123 55TH AVE CI	N	174700	3	2.0	2AG	Y		RIVER L	1866	21
31189	0013	4107 PRO AM AVE.	N	172500	3	2.0	2AG	N		PERIDIA	1942	21
31039	RECP	5512 61ST ST	N	169997*	3	2.0	2AG	N	LAK	RIVER L	0	21
32180	0910	6328 LINCOLN RD	N	169900	2	2.0	2AG	N	RIV	MARINEL	1824	21
31422	0910	6734 QUONSET ROA	N	169900	3	2.0	2AG	N	BAY	MARINEL	2310	21
26148	0013	6433 STONE RIVER	N	169900*	3	2.0	2AG	N	LAK	TARA	1798	21
32081	0900	5010 28TH CT	N	169500	4	2.0	2AG	Y		CANDLEW	2384	21
21155	0013	4232 PRO AM AVE	N	168900	3	2.0	2AG	N	LAK	PERIDIA	2035	21
32256	0995	4917 29TH LANE E	N	159900	4	2.0	2AG	Y		CANDLEW	2331	21
30487	0013	4110 MURFIELD DR	N	159900	2	2.0	2AG	Y		PERIDIA	1728	21
31081	0309	4909 35TH ST CT	N	159500	3	2.5	3AG	N		MANATEE	0	21
32096	0104	4632 34 TH CT E	N	157900	4	2.0	2AG	Y		MANATEE	2266	21
29251	0031	4415 37TH ST	N	149900	3	2.5	2AG	N	LAK	LAZY B	1516	21
26706	0910	5232 33RD STREET	N	149900	2	1.0	0DG	N		CENTRAL	720	21
30093	0013	5029 CLUBVIEW CT	N	149900	2	2.0	2AG	N	LAK	PERIDIA	1800	21
28829	0090	4210 MURFIELD DR	N	149900*	2	2.0	2AG	N		PERIDIA	1476	21
30183	0013	4750 RAINTREE ST	N	149000*	2	2.0	2AG	Y		PERIDIA	1756	21
30463	RECP	4124 DOVER DR	N	147900	4	2.0	2AG	Y		FAIRFAX	1771	21
30359	0090	4716 PERIDIA BLV	N	147000	2	2.0	2AG	N		PERIDIA	1631	21
30966	RECP	6142 55TH AVF CI	N	144900	3	2.0	2AG	N		RIVER L	1854	21
28024	0090	5045 CLUBVIEW CT	N	142900	2	2.0	2AG	Y		PERIDIA	1214	21
31367	RECP	2812 57TH DR	N	142800	3	2.5	2AG	N	LAK	BRIARWO	2224	21
31174	RECP	5042 CLUBVIEW CT	N	142500	2	2.0	2AG	N		PERIDIA	1584	21
27994	RECP	3154 57TH AVE CI	N	142500*	4	3.0	2AG	N	LAK	BRIARWO	0	21
32270	0997	5026 CLUBVIEW CT	N	140000	2	2.0	2AG	N		PERIDIA	1631	21
28052	0318	6132 55TH AVE CI	N	139900*	3	2.0	2AG	N		RIVER L	1620	21
30239	RECP	4855 RAINTREE	N	139900	2	2.0	2AG	Y		PERIDIA	1740	21
29762	0013	4977 CLUBVIEW	N	139900	3	2.0	2AG	N		PERIDIA	1631	21
29675	0386	3913 57TH DR	N	139700	3	2.0	2AG	N	LAK	LIONSHE	1878	21
31826	RECP	4506 BEDFORD CT	N	138900	3	2.0	2AG	N		FAIRFAX	1706	21
32290	8300	4623 35TH CT. E	N	135900	3	2.0	2AG	N		MANATEE	1790	21
31593	RECP	6008 PROMENADE C	N	134900	3	2.0	2AG	N		GARDEN	2615	21
30916	0013	4742 RAINTREE	N	134900	2	2.0	2AG	N		PERIDIA	1531	21
32093	0110	4734 RAINTREE ST	N	134500	2	2.0	2AG	N		PERIDIA	1813	21
32396	0062	5709 28TH ST	N	132900	3	2.0	2AC	N	LAK	BRIARWO	1964	21
32556	0090	4807 RAINTREE CT	N	129900	2	2.0	2AG	N		PERIDIA	0	21
32077	0241	5530 46TH ST	N	129900	3	2.0	2AG	Y		BRADEN	1537	21
30897	0910	4505 PERIDIA BLV	N	126750	3	2.0	2AG	N		FAIRFAX	1512	21
26702	0910	5235 32ND STREET	N	125000	1	1.0	1AC	N		CENTRAL	624	21
ML#	BROKER	ADDRESS	RS	PRICE	BD	BA	PK	PL	WTR	SUB	SOFT	A#
30904	0090	4414 MURFIELD DR	N	122000	3	2.0	2AG	N		PERIDIA	1522	21
32508	0104	4927 31ST ST E	N	119900	3	2.0	2AG	N	LAK	MANATEE	1662	21
29510	0013	6608 LINCOLN RD	N	114900	3	1.0	2NO	N	RIV	MARINEL	1120	21
32110	0013	4636 56TH TERRAC	N	109900	3	2.0	2AG	N		BRADEN		21
28159	RECP	2850 56TH AVE CI	N	108900	3	2.0	2AG	N		BRIARWO	0	21

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ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SOFT	A#
23563	0090	2404 53RD AVE E	N	139900*	3	2.5	9NO	N		GROVE P	1406	22
30081	0007	4910 23 ST	N	134900	3	2.0	2AG	N		NO SUBD	1900	22
32155	0990	5420 19 LANE	N	122900	4	3.5	2AG	Y		NO SUBD	3046	22
30955	0541	2404 50 DRIVE	N	119900	3	2.0	2AG	N	PON	NO SUBD	1496	22
31131	RECP	1206 51ST AVE	N	114900	4	2.0	0NO	N		OTHER	2696	22
27771	0090	2415 54TH AVE E	N	110000	3	2.0	1AC	N		GROVE P	1734	22
27769	0090	5340 24TH ST CT	N	110000	2	3.0	1AC	N		GROVE P	1746	22
32473	0910	5124 18TH LANE	N	108500	3	2.0	2AG	N		OTHER	1397	22
25331	0910	5607 22ND ST E	N	89900*	3	2.0	1AG	N		MEADOW	1114	22
31231	0997	5668 25TH ST CIR	N	89900	3	2.0	1AG	N		MEADOW	0	22
29076	0013	2120 55TH AVE DR	N	89300	2	2.0	2AG	N	LAK	MEADOW	1012	22
32218	0516	5606 21ST STREET	N	88875	3	2.0	2AG	N		MEADOW	1640	22
32555	0910	5415 16ST E.	N	86900	5	3.0	2AG	N		OTHER	2500	22
32435	0910	5417 16 ST. E.	N	86500	2	1.5	1AC	N		OTHER	966	22
32357	0997	5340 20TH STREET	N	78900	4	2.0	2DC	N		EUCALYP	0	22
28639	0331	1707 51ST AVE	N	76900*	4	2.0	1NO	Y		NI-LEE	1288	22
31303	RECP	5403 4TH ST CT	N	75900	2	1.0	1AG	N		KIRKHAV	0	22
32580	0910	808 53RD AVE #3	N	75900	2	2.0	2AC	N	LAK	PALM LA	1550	22
31952	0204	5024 17TH ST E	N	75000*	2	2.0	1AG	N		NO SUBD	1100	22
25477	0386	5334 18TH ST BLV	N	74900	3	1.0	0NO	N		OTHER	864	22
30868	0910	5116 15TH ST CT	N	73000	4	3.0	0NO	N		HARMON	1200	22
30028	0062	1601 54TH AVE DR	N	72900	3	1.5	1AC	Y		NO SUBD	1000	22
30252	0910	808 53RD AVE #5	N	72000	2	2.0	1AC	N		PALM LA	1128	22
28899	0910	808 53RD AVE E	N	69900	3	2.0	2AC	N		PALM LA	1728	22
31050	0409	1111 60TH AVE DR	N	67000	3	2.0	0NO	Y		DE SEAR	1512	22
30387	0013	2115 55TH AVENUE	N	65000*	2	1.0	1AG	N		VERN'S	1136	22
32209	0006	5007 17TH ST	N	64900	2	2.0	0NO	N		OTHER	1620	22
31405	0910	103 52ND AVE PZ	N	64900	3	2.0	1NO	N		CASA LO	1320	22
26362	0013	808 53RD AVE #	N	63500*	2	2.0	2AC	Y		PALM LA	1137	22
25427	0110	808 53RD AVE 14	N	61000*	2	2.0	1AC	Y	LAK	PALM LA	1588	22
32528	0910	808 53RD AVE E	N	59900	2	2.0	1AC	N		PALM LA	960	22
32121	0013	5724 12TH ST E	N	59900*	2	1.0	0NO	N		NO SUBD	768	22
32154	0347	1103 60 AVE DR	N	59900	3	1.0	1AC	N		DESEAR	1000	22
31325	0073	916 59 AV TERR	N	59900	3	1.0	1AC	N		DESEAR	896	22
30818	0910	808 53RD AVE #8	N	58900	2	2.0	1AC	N		PALM LA	1176	22
29334	0694	1604 56TH AVE DR	N	58500*	1	1.0	1AC	N		OTHER	1416	22
32537	0013	1207 56TH AVE TE	N	56900	3	1.0	1AC	N		POLLY A	0	22
32091	0110	306 50TH AVE DR	N	56900	2	3.0	2AG	N		CASA LO	1116	22
29948	RECP	5736 5TH ST	N	54900	2	1.0	2AC	N		NO SUBD	0	22
32514	0910	808 53RD AVE E	N	54900	2	2.0	1AC	N		PALM LA	960	22
32577	0241	808 53RD AVE, #	N	54900	2	2.0	2AC	N		PALM LA	1208	22
32542	0013	808 53 AVE #A	N	54900	3	2.0	1AC	N		PALM LA	1201	22
22560	0241	808 53 AVE #223	N	49900*	2	2.0	1AC	N		PALM LA	1248	22
26100	0346	5613 7TH ST CT E	N	49900	3	2.0	2NO	N		BERMUDA	1008	22
31153	0997	111 50TH AVE DR	N	49900	2	2.0	2AC	N		CASA LO	1080	22
31619	0409	808 53RD AVE #6	N	49900	2	2.0	1AC	N		PALM LA	960	22
32108	0910	5736 5TH ST	N	49900	2	1.0	2AC	N		NO SUBD	0	22
29956	RECP	208 49TH AVE	N	49500*	2	1.1	2AC	N		HEATHER	1536	22
29758	0110	102 50TH AVE DR	N	48900	2	2.0	1AC	N		CASA LO	1152	22
31716	0910	5803 7TH ST	N	47500*	3	1.0	1AC	N		OTHER	0	22
31604	RECP	5920 11TH ST	N	45000*	3	1.0	0NO	N		DESEAR	1232	22
31565	0006	5017 4TH STREET	N	44900	2	2.0	1AC	N		CASA LO	1485	22
32350	0995	808 53RD #193F	N	44900	2	1.5	1AC	N		PALM LA	768	22
31491	0910	508 44TH AVENUE	N	42500	2	2.0	1AC	Y		EL RANC	1000	22
31363	0910											
ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SOFT	A#
31609	0426	110 48TH AVE TE	N	39900	2	2.0	2AC	N		HEATHER	996	22
29912	0995	106 50TH AVE PL	N	36900	2	1.0	1AC	N		CASA LO	648	22
31404	0013	208 50TH AV PLZ	N	34900	2	2.0	1AC	Y		CASA LO	1152	22
32574	0241	1015 50TH AVE PL	N	22900	1	1.0	1AC	N		PIC TOW	694	22

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ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SOFT	A#
32286	0997	526 MAGELLAN DR N		194500	2	2.0	0AG	N		WHITFIE	3200	23
29564	RECP	322 BUENA VISTA N		186000*	4	3.0	2AG	N		WHITFIE	2602	23
31570	0997	731 WHITFIELD A N		185000	3	3.0	2AG	Y		WHITFIE	2382	23
30371	0222	451 CHEVY CHASE N		179900*	3	3.0	2AG	Y		WHITFIE	0	23
29084	0013	7334 38 CT N		168900	3	2.0	2AG	N		MATOAKA	2102	23
29778	0900	7409 ELEANOR CIR N		165341*	2	2.0	2AG	N		PINEHUR	0	23
27397	0110	803 WHITFIELD A N		165000*	3	2.5	2AG	N		WHITFIE	2052	23
31329	0995	438 WHITFIELD A Y		165000	3	2.0	2AG	Y		OTHER	1915	23
29683	0900	7136 42ND CT EAS N		164900	3	2.0	2AG	N		TRAILS	0	23
29668	0997	546 MAGELLAN DR N		162500	2	2.0	2AG	Y		WHITFIE	1725	23
32418	0997	1012 DANNY DRIVE N		160000	3	2.5	2AG	N		WHITFIE	1553	23
27564	0997	521 WHITFIELD A N		150000*	3	3.0	2AG	N		WHITFIE	2115	23
31823	0997	614 MAGELLAN DR N		150000	3	2.0	2AG	Y		WHITFIE	1700	23
31006	0997	235 JUNGLE WAY N		150000	3	2.1	2AG	Y		WHITFIE	2530	23
31801	0910	824 MAGELLAN DR N		149900	3	3.0	2AC	Y		WHITFIE	1773	23
32563	RECP	370 MONTGOMERY N		148000	4	3.0	2NO	Y		WHITFIE	0	23
30288	0997	7008 MADONNA PLA N		145000	4	3.0	2AG	Y		OTHER	1784	23
29523	0997	6911 KIMBERLYNN N		142900	3	2.0	2AG	N		KIMBERL	1832	23
30086	0900	7417 ELEANOR CIR N		140324	3	2.0	2AG	N		PINEHUR	1571	23
31795	0997	1125 MAGELLAN DR N		139900	4	2.0	2AG	Y		WHITFIE	2410	23
31574	0997	314 MENDEZ DRIV N		129900	3	2.0	1AG	Y		WHITFIE	2068	23
32217	0997	711 WHITFIELD A N		129900	2	2.0	2AG	Y		WHITFIE	0	23
32207	RECP	909 PONDEROSA P N		127900	3	2.0	2AG	N		WOODS O	0	23
32141	0598	808 PENNSYLVANI N		127500	3	2.0	2AG	N	CRE	WHITFIE	1672	23
24661	0997	460 MAGELLAN DR N		125000*	2	2.0	2AG	N		WHITFIE	1713	23
30914	0997	613 WHITFIELD A N		125000*	2	2.1	2AG	N		WHITFIE	2232	23
30826	0997	6612 CANTORE PLA N		125000	3	2.0	2AG	N		WHITFIE	1686	23
30347	RECP	735 MAGELLAN DR N		125000*	3	2.0	2AG	Y		WHITFIE	1921	23
31674	0217	7365 CLARIES DRI N		123900	3	2.0	1AC	N		BROOKSI	3633	23
32470	0910	511 68TH AVE DR N		122500	3	2.0	2AG	N		OTHER	1606	23
29690	0997	6920 8TH STREET N		120000	3	2.1	2AG	N		GUBODY	1753	23
30636	RECP	6912 PENNSYLVANI N		119500	2	2.5	2AG	N		GUBODY	1682	23
29972	0422	823 MAGELLAN N		115000*	3	2.0	2AG	N		FAIRWAY	0	23
32377	0910	7021 ALDERWOOD D N		114500	2	2.0	2AG	Y		BROOKSI	1690	23
32416	0997	604 ST ANDREWS N		110000	3	2.0	1AG	Y		WHITFIE	1730	23
30238	0436	618 WHITFIELD N		109000*	3	2.5	2AG	N		WHITFIE	1824	23
31904	0386	7411 PONCE DE LE N		100000	3	2.0	2AG	N		WHITFIE	1548	23
26377	RECP	1011 DELEO DR N		99900*	2	2.0	2AG	N		WHITFIE	1800	23
32582	0997	7016 PERSIMMON P N		95000	3	2.0	2AG	N		WHITFIE	1530	23
32496	0013	6607 SABINA RD N		94900	2	2.0	1AG	Y		WHITFIE	1074	23
31256	0013	6309 8TH ST CT N		94900	3	2.0	2AG	N		SCOTT T	1262	23
31232	RECP	841 PONDEROSA P N		94700	2	2.0	2AG	N		WOODS O	1200	23
32145	RECP	1165 CARMELLA CI N		89900	3	2.0	1AC	Y		WHITFIE	0	23
29747	0365	715 66TH AVE E/ N		89900	3	2.0	2AG	N		WINTER	0	23
31140	0031	2139 SEWARD DR N		86900	3	2.0	2AG	N		SPRING	1185	23
30815	0995	3619 75TH AVE TE N		85000	3	2.0	2AG	N		CRESCEN	1251	23
31140	RECP	2233 UNIVERSITY N		84900*	2	1.0	1AG	N		NORTH S	0	23
31576	0997	805 69TH AVE W N		64900	2	2.0	0NO	N		OTHER	736	23
31229	RECP	1622 66TH AVE TE N		54900	2	1.0	0NO	N		JOHN WE	896	23

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ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SQFT	A#
30581	0013	1421 70TH STREET N	N	199900	5	3.0	2AG	Y		MAGNOLI	0	24
26938	0013	4906 14TH AVE	N	199900	3	2.5	2AG	N	RIV	BRADEN	2025	24
27690	0110	4607 4TH AVE DR	N	199500*	3	2.0	2AG	Y		RIVERDA	1664	24
28730	0694	6915 24TH AV	N	197500	3	2.0	2AG	N		MAGNOLI	1620	24
30209	0900	4604 4TH AVE DR	N	194900	2	2.0	2AG	Y	LAK	RIVERDA	1704	24
32004	0013	115 41 ST NE	N	184900	3	2.0	2AG	N	CAN	RIVER P	1671	24
30700	0900	3911 2ND DRIVE N	N	184900	3	2.0	2AG	Y	LAK	RIVER P	1984	24
32131	0309	7105 46TH AVE CI	Y	179000	3	2.0	3AG	Y		CREEKWO	2425	24
32123	0013	4616 4TH AVE E	N	174900	3	2.0	2AG	N		RIVERDA	1972	24
26026	0013	3212 MORGAN JOHN	N	169900*	3	3.0	2AG	N		NO SUBD	2294	24
29120	0013	4827 77TH STREET	N	169900	3	2.0	2AG	Y		CREEKWO	1874	24
30982	0031	2014 67TH ST CT	N	169900	3	2.5	2AG	N		MAGNOLI	1768	24
32402	0007	6607 13 AVE	N	169000	3	2.0	1AG	Y		MAGNOLI	2428	24
32308	0241	5220 18TH AVE	N	169000	4	2.0	2AG	Y	CAN	MAGNOLI	1902	24
32208	0222	4207 2ND AVENUE	N	164900	4	2.0	2AG	Y		RIVERDA	2023	24
31046	0329	4817 11TH AVE CI	N	164900	4	3.0	2AG	N	NOB	BRADEN	2272	24
27377	0900	4830 76TH CT E	N	159900*	3	2.0	2AG	N	LAK	CREEKWO	2217	24
27323	0013	6215 45TH AVENUE	N	159900	3	2.0	2AG	N		DUDE RA	1566	24
31777	8300	7603 52ND TERRAC	N	154900	3	2.0	2AG	N	LAK	CREEKWO	1742	24
30032	0062	316 41ST ST NE	N	149900	3	2.0	2AG	Y		RIVER P	1671	24
31128	RECP	7313 52ND DR	N	149000	4	2.5	2AG	N		CREEKWO	2166	24
32240	0694	1010 67ST CT E	N	149000	4	2.0	1AG	N		MAGNOLI	1650	24
32471	0031	6324 47TH AVE	N	145000	4	2.0	1NO	Y		DUDE RA	1595	24
27668	0266	5813 13TH AVENUE	N	145000*	2	2.0	2AG	N	CRE	OTHER	1341	24
32014	0900	4409 3RD AVENUE	N	139900	3	2.0	2AC	N	CAN	RIVERDA	1431	24
32278	0013	5204 72ND ST E..	N	133000	3	2.0	2AG	N	LAK	CREEKWO	1591	24
32232	0013	916 49TH ST CIR	N	129900	3	2.0	2AG	N		BRADEN	1940	24
32560	0013	6512 12TH AVENUE	N	129900	3	2.0	1DC	N		NO SUBD	1890	24
32106	0006	3920 RIVERWALK C	N	129700	2	2.0	2AG	N		RIVER W	1676	24
30025	0013	7113 51ST PL E	N	129500*	3	2.0	2AG	N		CREEKWO	1622	24
32558	0013	4538 FERN	N	128500	3	2.0	2AG	N		RIVER I	1635	24
32310	0241	1003 45TH STREET	N	122300	3	2.0	2AG	N	LAK	BRADEN	1486	24
30478	0013	7220 49TH AVE EA	N	122000	3	2.0	2AG	N	LAK	CREEKWO	1452	24
31047	0013	503 49TH ST	N	121000*	4	2.0	2AG	N	LAK	BRADEN	1732	24
31127	0013	7228 49TH AVE E	N	119500*	2	2.0	2AG	N	LAK	CREEKWO	1498	24
31440	0241	1215 OAKLEAF BLV	N	118500	2	2.0	2AG	N		RIVER I	1584	24
31108	0447	720 50TH ST E	N	114900	3	2.0	2AG	N		BRADEN	1583	24
32437	0900	7927 50TH PLACE	N	114500	3	2.0	2AG	N		CREEKWO	1392	24
32190	0013	4109 14TH AVE	N	107900	3	2.0	2AG	N		BRADEN	1486	24
32539	0013	705 46TH ST	N	99900	3	2.0	2AG	N		BRADEN	1324	24
32181	0013	4415 4TH AVE	N	97900	3	1.0	0NO	Y		RIVERDA	0	24
32011	0910	4308 1ST AVE	N	97900	3	2.0	2AG	N		RIVERDA	1216	24
32312	0241	1007 PUSSY WILLO	N	91000	2	2.0	1AG	N		RIVER I	1068	24
32242	0013	4203 OAK LANE	N	89900	2	2.0	1AG	N		RIVER I	0	24
30367	0013	204 67TH STREET	N	80000	3	1.0	1AC	N		MANATEE	1350	24
32412	0241	307 64TH STREET	N	79900	3	1.0	1AG	N		MANATEE	1323	24
28603	RECP	6540 ALPINE LN	N	75500*	3	1.0	1AG	N		MANATEE	1000	24
32301	0204	6511 3RD AVE NE	N	73500	4	2.0	1AG	N		MANATEE	1258	24
32138	0386	6512 3RD AVE NE	N	69900	3	1.0	1AG	N		MANATEE	999	24
29866	0910	3300 26TH AVE E	N	14500*	1	1.0	0NO	N		SUGAR C	500	24

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ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SQFT	A#
31246	0309	4721 OAK RUN DR	N	195000	3	2.0	2AG	N		OAKRUN	3362	25
31778	RECP	5820 FAIRWOOD CI	N	189900	3	2.0	2AG	Y		FAIRWAY	0	25
32163	RECP	5036 INVERNESS D	N	189900	3	2.0	2AG	Y		PALM AI	0	25
31233	RECP	6812 WINSLOW ST	N	185900	3	2.0	2AG	Y		MOTE RA	0	25
23055	RECP	7741 WHITEBRIDGE	N	179900*	2	2.0	2DG	N		UNIVERS	1609	25
31747	RECP	7115 39TH LN	N	179900	4	2.5	2AG	Y	LAK	THE TRA	2158	25
30064	RECP	6153 CANDLEWOOD	N	179900	3	2.0	2AG	Y		MOTE RA	0	25
32166	RECP	7207 38TH CT	N	179900	4	3.0	2AG	Y		THE TRA	2168	25
31563	RECP	5730 CARRIAGE DR	N	178000	3	2.5	2AG	Y		MOTE RA	1915	25
31067	RECP	7704 WHITEBRIDGE	N	178000	2	2.0	2DG	N	LAK	UNIVERS	1344	25
27128	RECP	7111 41ST LN	N	174900	3	2.0	2AG	Y		THE TRA	1894	25
32393	0013	6303 WALTON HEAT	N	169500	2	2.0	2DG	N		UNIVERS	1464	25
32432	RECP	5710 TIMBER LAKE	N	164900	3	2.0	2AG	Y		PALM AI	2100	25
30890	RECP	4020 72ND AVE	N	159900*	3	2.0	2AG	Y	CRE	TRAILS	0	25
32367	RECP	4820 COUNTRY OAK	N	159900	3	2.0	2AG	Y	LAK	COUNTRY	1920	25
28983	RECP	7127 42ND CT	N	159900*	3	2.0	2AG	N	LAK	TRAILS	1806	25
30804	RECP	8440 PALM LAKES	N	159000	3	2.0	2AG	N		PALM AI	2368	25
31869	0517	6955 SUPERIOR ST	N	154900	3	2.0	2AG	N		MOTE RA	1785	25
31401	0510	7677 39TH ST CIR	N	150045	3	2.0	2AG	N		OTHER	1708	25
29159	0013	3701 71ST TERR	N	149900	3	2.0	2AG	Y		THE TRA		25
30070	0910	3905 OAK GROVE D	N	149900	3	2.0	0NO	Y		OAKWOOD	0	25
32319	RECP	7915 CONSERVATOR	N	144900	2	2.0	2AG	Y		PALM AI	0	25
30639	RECP	3904 78TH PL	N	129900	4	2.0	2AG	N		HUNTER'	2012	25
31403	0510	7640 39TH ST CIR	N	129900	3	2.0	2AG	N		OTHER	1565	25
32518	0910	7838 34TH COURT	N	129000	3	2.0	2AG	N		MAPLE L	2309	25
31402	0510	7669 39TH ST CIR	N	123400	3	2.0	2AG	N		OTHER	1397	25
28739	0997	7755 33RD LANE	N	120000*	3	2.0	2AG	Y	LAK	MAPLE L	1537	25
31364	RECP	5111 VASSAR LN	N	117900	3	2.0	2AG	N		UNIVERS	1655	25
31399	0510	7681 39TH ST CIR	N	112640	3	2.0	2AG	N		OTHER	1312	25
31695	RECP	3564 65TH AVE CI	N	111500	3	2.0	1AG	N		CENTRE	1538	25
31202	RECP	4224 SAINT CHARL	N	109900	2	2.0	2AG	N		TREETOP	1195	25
32369	RECP	7739 33RD LN	N	109900*	3	2.0	2AG	N	LAK	MAPLE L	0	25
32372	RECP	7523 43RD CT	N	107900	3	2.0	2AG	N		FOREST	0	25
29786	RECP	4207 PLACID DR	N	107000*	3	2.0	2AG	N		TREETOP	1311	25
32502	0910	7703 33RD LANE	N	102000	3	2.0	2AG	N	LAK	MAPLE L	1498	25
30996	0013	3916 SAN LUIS	N	99900*	3	2.0	2NO	N		DESOTO	1785	25
31173	0013	7701 38 AVE	N	98000	3	2.0	2AG	N		COPPERF	1450	25
30903	RECP	3703 75TH AVE TE	N	98000	3	2.0	2AG	N		CRESCEN	0	25
32497	0910	7709 34TH COURT	N	95000	3	2.0	2AG	N		MAPLE L	1280	25
32276	0510	2763 INGOT PLACE	N	66000	2	1.0	1AC	N		KENSING	847	25

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ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SQFT	A#
31344	0110	2912 52ND AVE TE	N	169900	3	2.0	2AG	N		PARKLAW	1745	32
28166	8300	2409 53RD AVE W	N	165000*	3	3.5	2AG	N		GARRETT	2300	32
22604	0900	3112 48TH AVE DR	N	164900	4	2.0	2AG	Y		MC COLL	0	32
32085	0910	4509 5TH STREET	N	150000	3	2.0	0NO	N		OTHER	1764	32
30800	RECP	331 SCOTT AVE	N	144900	3	2.0	2AG	Y		WHITFIE	1847	32
29235	0997	2212 BAY DRIVE	N	140000*	3	2.0	2AG	N		BAY VIE	0	32
28170	0995	1803 55 AVE WEST	N	135000	6	4.0	3AC	N		OTHER	2731	32
32043	0997	5103 19TH STREET	N	125000	3	2.0	1AG	N		HOLIDAY	1377	32
29596	0013	5829 26TH ST	N	104900	2	2.0	1AC	N		SOUTHWO	1632	32
32073	0386	5241 21ST ST W	N	99500	3	2.0	2AG	N		OTHER	1208	32
30950	0013	6808 3RD STREET	N	99000	3	2.0	2AG	N		GREENVI	1538	32
31632	0110	5620 29TH. ST.	N	98500	3	2.0	1AG	N		SUNSET	1454	32
28971	0013	2911 BAY DR	N	95000*	3	2.0	1AC	N		BAYSHOR	1290	32
32480	0910	3311 MIAMI PLACE	N	95000	2	2.0	2AG	N		BAYSHOR	1589	32
30841	0386	21ST ST W	N	92900*	3	2.0	2AG	N		OTHER	1208	32
30993	0995	4425 19TH ST CIR	N	92000	2	2.5	1AG	N		WORN S P	1167	32
32351	0997	1006 67TH AVENUE	N	90000	3	2.0	0NO	Y		PENNSYL	1064	32
31599	0090	4617 ORLANDO CR	N	89900*	2	2.0	1AG	N		TANGELO	2228	32
31458	0013	6427 CASE AVENUE	N	89900	3	2.0	1AC	N		BAYSHOR	1292	32
30802	RECP	6616 CASE AVE	N	89900	3	2.0	1AC	Y		BAYSHOR	1092	32
32498	0415	5004 30TH ST	N	89500	3	2.0	1AG	N		OTHER	1236	32
31280	RECP	307 55TH AVE	N	89000	3	2.0	0NO	Y		ONECO T	1770	32
30120	0217	604 59TH AVE TE	N	88900*	4	2.0	0NO	Y		SUNNY L	1690	32
31130	0415	2816 BOWDOIN PLA	N	87900*	3	2.0	1AC	N		BAYSHOR	1400	32
31354	0386	21ST ST W	N	87900	3	2.0	1AG	N		THE PAL	1218	32
29133	8300	4641 ORLANDO CIR	N	86900*	2	2.0	1AG	N		TANGELO	1298	32
31643	0997	5217 20TH STREET	N	85000	3	2.0	2NO	Y		HOLIDAY	1300	32
32143	0997	3006 60TH AVENUE	N	85000	2	2.0	1AG	N		VIVIEND	1510	32
30518	0900	6308 CORNELL RD	N	85000	3	2.0	1AC	N		BAYSHOR	1360	32
29522	0013	2300 PURDUE RD	N	84990*	3	2.0	1AC	N		BAYSHOR	1425	32
30603	0386	212 66TH AVE DR	N	84900*	2	2.0	1AG	N		COUNTRY	1024	32
30846	0386	21ST ST W	N	84900	3	2.0	1AG	N		OTHER	1212	32
31660	0090	611 60TH AVE W	N	84500	4	2.0	0NO	Y		SUNNY L	1714	32
32303	0090	204 59TH AVE DR	N	84500	3	2.0	6NO	Y		SUNNY L	1736	32
31257	0062	6036 DARTMOUTH D	N	82900*	2	2.0	1AC	N		BAYSHOR	1040	32
31648	0013	2207 EMORY	N	82500	3	1.0	0NO	N		BAYSHOR	1402	32
30807	0365	708 64 AVE DR W	N	82500	3	2.0	2NO	N		VOGELSA	1508	32
32032	8300	905 FRUITLAND A	N	80000	2	2.0	1AG	N		TANGELO	1022	32
29855	0365	708 64TH AVE DR	N	79900	3	2.0	2NO	N		VOGELSA	1508	32
32107	0280	1512 53RD AVENUE	N	79900	2	1.0	1AC	N		AIRPORT	816	32
29436	0694	3320 BAYSHORE GA	N	79900	2	2.0	1AG	N	BOA	BAYSHOR	1074	32
31215	0910	6412 GEORGIA AVE	N	79000	3	2.0	1AC	N		BAYSHOR	1144	32
32467	0910	5112 20TH STREET	N	78900	2	1.0	0NO	N		HOLIDAY	1550	32
32129	0426	1716 BAYSHORE GD	N	78900	3	2.0	2NO	N		BAYSHOR	1430	32
31182	0510	1809 ROSLYN AVEN	N	76895*	3	1.0	1NO	N		BAYSHOR	1384	32
31718	0290	4611 MINEOLA STR	N	75900	2	1.0	1AG	N		TANGELO	1050	32
31119	0900	908 LEMONWOOD A	N	75000	3	2.0	0NO	N		TANGELO	1431	32
32112	0110	2307 WELLESLEY	N	74900	3	1.0	0NO	N		BAYSHOR	1386	32
29236	0997	1705 MARILYN AVE	N	74900*	3	2.0	1NO	N		BAYSHOR	1335	32
32349	0910	1002 ORLANDO AVE	N	74900	2	1.0	1AG	N		TANGELO	1277	32
32461	0073	2611 BAYSHORE GA	N	74900	3	1.0	1AC	Y		BAYSHOR	1110	32
29401	0266	5824 21ST STREET	N	72900	2	1.0	1AG	N		SOUTHWO	1125	32
29161	0432	4606 ORLANDO CIR	N	72000	2	1.0	1AG	N		TANGELO	1105	32
30691	0110	6327 8TH STREET	N	71500*	2	1.0	1AG	N	LAK	VOGELSA	927	32
29831	0997	3011 FLORIDA BLV	N	70000*	3	2.0	1AC	N		BAYSHOR	1400	32
ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SQFT	A#
30234	0110	1854 PALM SPRING	N	69900	2	2.0	1AC	N		TRI PAR	1200	32
31331	0995	6231 COLUMBIA DR	N	69900	3	1.0	1AC	N		BAYSHOR	952	32
31285	0073	2402 STANFORD AV	N	68900	2	1.0	1AC	N		BAYSHOR	0	32
32267	RECP	808 63RD AVE DR	N	67500	3	1.0	2DG	N		VOGELSA	0	32
29615	0280	214 48TH AVE DR	N	65000	2	2.0	2AC	N		HEATHER	1704	32

ML#	BROKER	ADDRESS	RS	PRICE	BD	BA	PK	PL	WTR	SUB	SQFT	A#
28839	RE	808 64TH AVE DR	N	62900	2	1.0	2AC	N		VOGEL	0	32
32387	04	817 51ST AVE PL	N	62900	3	2.0	2AC	N		FAIR LA	1668	32
28786	0910	5911 2ND ST W	N	62500	2	2.0	1AC	N		SUNNY L	1188	32
31601	RECP	304 51ST AVE DR	N	62000	2	1.5	2AC	Y		FLORIDA	0	32
32485	0409	5600 14TH ST	N	59900	3	2.0	2AG	N		SOUTHER	1032	32
28636	RECP	309 51ST AVE DR	N	59900	2	2.0	3AC	N		FLORIDA	966	32
30799	0356	5822 2ND ST W	N	59900*	2	1.0	0NO	N		CLEO VI	1000	32
29714	0517	604 64TH AVE DR	N	57000*	2	1.0	2AC	N		VOGELSA	1000	32
31076	0409	307 49TH AVE TE	N	56900	2	1.5	1AC	N		HEATHER	1312	32
32049	0365	808 53RD AVE E	N	55000	2	2.0	2AC	N		PALM LA	1122	32
32553	0280	1106 1/2 69TH AV	N	54500	2	1.0	1AC	N		RUSSOS	840	32
29569	0241	503 51ST AVE DR	N	49900	2	1.5	1AC	N		FAIR LA	1202	32
29031	0013	306 50 AVE TERR	N	49900	2	2.0	1AC	N		HEATHER	1104	32
32573	0694	515 60TH AVE DR	N	49900	2	2.0	0NO	N		SUNNY L	880	32
31910	0426	522 50TH AVE	N	47900	2	2.0	2AC	N		FAIR LA	1120	32
28801	0241	807 51ST AVE	N	47500	2	2.0	2AC	N		FAIR LA	942	32
31179	0110	311 50TH AVE	N	45900	3	2.0	1AC	N		HEATHER	1200	32
28368	0241	503 50TH AVE PL	N	44900	2	2.0	1AC	N		FAIR LA	1234	32
24383	0241	2116 MINNESOTA	N	43500*	2	2.0	2AC	N		TRAILER	900	32
28926	0910	403 49TH AVE DR	N	42500	2	2.0	2AC	N		HEATHER	864	32
29404	0409	4919 5TH ST CT	N	42000	2	2.0	1AG	N		FAIR LA		32
31877	0910	1102 52ND AVE	N	41500	3	2.0	1AC	N		PIC TOW	1282	32
17481	0517	1469 45TH AVE CI	N	40000	2	1.0	1AC	N		PALM AC	0	32
29395	0426	718 49TH AVE TE	N	39800	2	1.5	1AC	N		FAIR LA	0	32
31918	0910	208 48 TH AVE W	N	39500	2	2.0	1AC	N		HEATHER	960	32
30184	0415	6614 ARIZONA ST	N	39500	2	2.0	1AC	N		TRAILER	916	32
31452	0415	2207 NEW YORK AV	N	37900	2	1.5	1AC	N		TRAILER	896	32
31571	0241	6505 WASHINGTON	N	34500	3	1.5	0NO	N		TRAILER	790	32
28048	RECP	307 51ST AVE DR	N	34500*	2	1.0	1AC	N		FLORIDA	1084	32
26200	0347	6511 KANSAS STRE	N	33900*	3	1.0	0NO	N		TRAILER	1012	32
31514	0013	4920 2ND STREET,	N	33900	2	1.5	2AC	N		HEATHER	852	32
28644	0995	4917 1ST STREET	N	32900*	2	2.0	1AC	N		HEATHER	800	32
29789	0426	704 49TH AVE TE	N	32900	2	1.0	1AC	N		FAIR LA	1078	32
32309	0110	919 49TH AVE TE	N	32500	2	2.0	0AC	Y		FAIR LA	0	32
30414	0110	1843 PALM SPRING	N	32000	1	1.0	1AC	N		TRI PAR	692	32
27201	0415	6515 TEXAS STREE	N	32000*	3	1.5	1AC	N		TRAILER	770	32
28224	0415	2213 NEW YORK AV	N	31000*	1	1.0	1AC	N		TRAILER	550	32
30072	0346	118 52ND AVE DR	N	29900	2	1.0	1AC	N		FLORIDA	620	32
28537	0447	106 51ST AVE TE	N	29900	1	1.0	1AC	Y		FLORIDA	696	32
28745	0517	1613 ILLINOIS	N	29900	2	1.5	1AC	Y	NOB	TRAILER	732	32
31223	0415	6624 TEXAS ST	N	29000	1	1.0	1AC	N		TRAILER	528	32
31769	0415	6626 DAKOTA ST	N	29000	2	2.0	1AC	N		TRAILER	0	32
29864	0013	1005 51ST AVENUE	N	28000	1	1.0	1AC	N		PIC TOW	420	32
31727	0997	2006 MINNESOTA A	N	28000	2	1.0	1AC	N		TRAILER	852	32
32348	0995	106 51ST AVE DR	N	27900	2	1.0	1AC	N		FLORIDA	624	32
32386	0426	2014 FLORIDA BLV	N	26900	2	1.0	2AC	N		TRAILER	576	32
32001	0090	1104 50TH AVE. TE	N	26000	1	1.0	1AC	N		PIC TOW	640	32
31561	0426	4905 5TH STREET	N	25900	2	1.0	1AG	N		FAIR LA	832	32
28883	0995	111 50TH AVE DR	N	25900*	2	1.5	1AC	N		HEATHER	892	32
29311	0426	706 50TH AVE PL	N	25900	1	1.0	1AC	Y		FAIR LA	460	32
30433	0110	523 49TH AVE DR	N	25500	1	1.0	1AC	N		FAIR LA	0	32
32408	0280	1603 MINNESOTA	N	24900	1	1.0	1AC	N		TRAILER	680	32
29811	0995	1004 50TH AVE. W	N	23900	1	1.0	1AC	N		FAIR LA	610	32
20680	0910	6518 NEBRASKA	N	23900*	1	1.0	0NO	Y		TRAILER	610	32
29528	0995	406 52ND AVE WE	N	22900	1	1.0	0NO	N		FLORIDA	480	32
31607	0426	4909 5 TH STREET	N	22900	1	1.0	1AC	N		FAIR LA	600	32
29790	0426	620 49TH AVE TE	N	22900	1	1.0	1AC	N		FAIR LA	0	32
28480	0241	1004 50TH AVE TE	N	22500*	2	1.0	1AC	N		PIC TOW	646	32
29990	0995	1009 50TH AVE	N	21900	1	1.0	1AC	N		PIC TOW	912	32
32391	0426	518 50TH AVE DR	N	21900	2	1.0	1AC	N		FAIR LA	660	32
28477	0241	1002 50TH AVE TE	N	20500*	1	1.0	1AC	N		PIC TOW	496	32
31598	0280	1818 OHIO AVENUE	N	18000	1	1.0	1AC	Y		TRAILER	576	32
30441	0995	6625 OREGON	N	14900	1	1.0	0NO	N		TRAILER	984	32

*** A ***

ML#	BROKER	ADDRESS	R\$	PRICE	BD	BA	PK	PL	WTR	SUB	SQFT	A#
32339	0241	807 MILL RUN	N	198300	3	2.5	2AG	N	LAK	MILL CR	2460	71
31993	0910	13611 11TH TERRAC	N	196000	3	2.0	3AG	Y		MILL CR	2024	71
30343	8300	13511 3RD AVE NE	N	194900*	3	2.5	2AG	N		MILL CR	2318	71
32547	5901	13417 3RD AVE NE	N	194900	3	2.0	2AG	Y		MILL CR	0	71
32561	5901	13409 3RD AVE	N	194900	3	2.5	2AG	N	LAK	MILL CR	2157	71
31383	0900	610 WOODVIEW WA	N	189900	3	2.0	2AG	Y		MILL CR	2071	71
32436	0900	710 128TH STREE	N	189900	3	2.0	2AG	Y	PON	HIDDEN	2250	71
31495	8300	13782 6TH PLACE	N	189900*	4	2.0	4AG	N		MILL CR	2155	71
31788	0429	13609 2ND AV NE	N	188500*	3	2.0	2AC	N		MILL CR	2487	71
31807	8300	704 128TH ST NE	N	187500	3	2.0	2AG	N	LAK	HIDDEN	2001	71
29296	RECP	518 130TH CT	N	179000*	5	3.0	2AG	Y		HIDDEN	3041	71
29897	0266	10912 8TH AVENUE	N	179000	3	2.0	2AG	Y		WINDANC	1942	71
32292	0900	502 137TH STREE	N	169900	3	2.0	3AG	N	LAK	MILL CR	1935	71
27516	0900	12716 7TH AVE NE	N	169900*	3	2.5	3AG	N	PON	HIDDEN	2138	71
32472	0900	13621 2ND AVE NE	N	168500	3	2.0	2AG	N		MILL CR	1917	71
30156	0013	810 136TH ST EA	N	164900	3	2.0	2AG	N	LAK	MILL CR	2046	71
28173	0447	1251 HAGLE PARK	N	164900	5	2.1	2AG	N	CRE	NO SUBD	1951	71
32354	0013	1204 154TH ST	N	164500	4	2.5	2AG	N		RIVER S	2520	71
30308	0110	410 133RD ST	N	159900*	3	2.0	2AG	N	LAK	MILL CR	2619	71
32134	0460	1130 MILL CREEK	N	137900	3	2.0	2AG	N	BAY	ADAMS	1892	71
31469	8300	1008 110TH ST E	N	134900*	3	2.0	2AG	N		WINDSON	1851	71
29304	0447	1208 HAGLE PARK	N	69900*	3	1.0	1AC	N		OTHER	972	71
26959	0266	16208 18TH AVENUE	N	67900*	3	1.0	2NO	N		NO SUBD	1068	71

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
76267	GROM 4638	BAYSHORE RD	189900	*N	2	2.0	2DC	N		INDIAN BEA*	1752	31
84610	CBC 4520	45TH CT	174900	*N	3	3.0	2AC	Y		ADAMS HEIG*	1936	31
91154	MFVR 842	HIGHLAND ST	165000	N	3	3.0	2AG	N		HIGHLAND P	0	31
80424	SNDR 4962	BRYWILL CIR	159900	*N	3	2.0	2AG	Y		SAPPHIRE S	0	31
90113	CBC 5020	BRYWILL CIR	145900	N	3	2.0	1NO	Y		SAPPHIRE S*	1780	31
90426	CSCD 714	42ND STREET	124900	N	2	2.0	1AG	Y		INDIAN BEA*	1280	31
89687	ADV N 2251	HICKORY AVE	114900	*N	3	2.0	4AG	Y		SARASOTA B*	1605	31
89621	ADV N 1115	23RD ST	89900	*N	3	2.0	0NO	N		SYLVAN SHO*	1271	31
90611	GROM 537	EDWARDS	64900	N	2	2.0	2NO	N		UPLANDS	0	31

*** A ***

ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
89463	RMXP	1974 ADAMS LANE	152500	N	2	1.0	1DG	N		TOWLES	* 640	32
90962	RMXP	1236 16TH STREET	79900	N	4	2.0	1DG	N		VALENCIA T*	1535	32
88902	CROS	1705 6TH ST	75000	N	2	1.0	ONO	N		INWOOD PAR	0	32
88888	ADE	5231 DAVID	74900	*N	3	1.0	1DC	N		ARMSTRONG *	1332	32
86892	ADVN	1432 22ND STREET	74400	N	2	1.0	ONO	N		OTHER *	1140	32
85479	GROM	1480 17TH STREET	70000	N	1	.5	4NO	N		SEVILLA *	1050	32
88524	ASPI	933 42ND STREET	69800	*N	3	2.0	ONO	N		LEE COURT *	1519	32
85823	MNAD	1723 COCOANUT AV	63500	*N	3	1.0	1AC	N		EDGEWATER *	922	32
84710	FSUN	1875 WOODSTOCK L	62500	*N	2	2.0	1AC	Y		TRI PAR ES*	1206	32
89795	FSUN	5203 CHERRY HILL	60900	N	2	2.0	1AC	Y		TRI PAR ES*	1597	32
91181	REXS	1221 15TH STREET	60000	N	2	2.0	2NO	N		VALENCIA T*	706	32
86099	CROS	1936 10TH STREET	59975	N	2	1.0	ONO	N		SMITH ACRE	0	32
90662	GROM	3022 OLD BRADENT	54900	N	1	1.0	1AC	N		RIVERSIDE *	920	32
88409	FSUN	5313 BOCA RATON	54500	N	2	2.0	1AC	Y		TRI PAR ES*	544	32
91592	RMXK	5305 RANCHO AVE	53500	N	2	2.0	2AC	Y		TRI PAR ES*	1088	32
86407	SNDR	4026 ROYAL PALM	53500	N	2	1.0	1AC	N		BRAEBURN *	796	32
91024	CSCD	6023 2ND ST.	53000	N	3	1.0	ONO	N		SUNNY LAKE	0	32
91022	CSCD	302 60TH AVE. T	53000	N	3	1.0	ONO	N		SUNNY LAKE	0	32
72453	FSUN	1737 MIDLOTHIAN	52000	*N	2	1.5	1AC	Y		TRI PAR ES	0	32
88625	FSUN	5039 TRI PAR DR	50000	N	3	2.5	1AC	Y		TRI PAR ES*	1156	32
90310	ADVN	1556 BLIND BROOK	49900	N	2	2.0	1AC	Y		TRI PAR ES*	992	32
90923	FSUN	4901 OAKLAND HIL	48900	N	2	1.5	1AC	Y		TRI PAR ES*	988	32
90236	FSUN	1877 CYPRESS POI	48900	N	2	2.0	1AC	Y		TRI PAR ES*	1328	32
91019	CSCD	208 60TH AVE. T	48000	N	3	1.0	ONO	N		SUNNY LAKE	0	32
91790	RMXK	5201 KENWOOD	47500	N	2	2.0	4AC	Y		TRI PAR ES*	1152	32
91026	CSCD	6007 2ND ST.	46000	N	2	1.0	ONO	N		SUNNY LAKE	0	32
90226	REXS	1322 24TH ST	44900	N	2	1.0	1AC	N		CENTRAL HE*	888	32
91145	FSUN	5217 KENWOOD	42500	N	2	2.0	1AC	Y		TRI PAR ES*	918	32
86013	FSUN	5231 BOCA RATON	42000	N	2	2.0	1AC	Y		TRI PAR ES*	859	32
90897	MNAW	5204 KENWOOD AVE	41000	N	2	2.0	2AC	N		TRI PAR ES*	1152	32
87614	FSUN	5297 TRI PAR DR	41000	N	2	1.5	1AC	Y		TRI PAR ES*	548	32
91789	MNAW	2794 PALMADELIA	39900	N	3	1.0	1NO	N		NEWTOWN HE*	780	32
83987	ADVN	5126 BEL AIR AVE	39900	*N	2	2.0	1AC	Y		TRI PAR ES	0	32
91272	PREF	1770 24TH ST	39500	N	2	1.0	ONO	N		NEWTOWN HE*	732	32
90049	FSUN	5285 TRI PAR DR	39000	N	2	2.0	1AC	Y		TRI PAR ES*	599	32
87558	FSUN	5316 PEBBLE BEAC	37000	N	3	2.0	1AC	Y		TRI PAR ES*	546	32
90128	FSUN	1784 MIDLOTHIAN	36900	N	2	1.5	1AC	Y		TRI PAR ES*	917	32
83877	FSUN	1616 OLYMPIA FIE	36500	N	2	1.5	1AC	Y		TRI PAR ES	0	32
86893	FSUN	5226 GLEN ECHO	36500	N	2	1.0	1AC	Y		TRI PAR ES*	828	32
90556	FSUN	5153 OAKLAND HIL	35900	N	2	2.0	1AC	Y		TRI PAR ES*	450	32
83751	FSUN	4909 PEBBLE BEAC	34900	N	2	1.5	1AC	Y		TRI PAR ES*	484	32
91075	FSUN	1719 BROADMOOR	34500	N	2	1.5	1AC	Y		TRI PAR ES*	771	32
87842	FSUN	5287 OAKLAND HIL	33900	N	2	1.0	1AC	Y		TRI PAR ES*	540	32
91546	ADVN	1686 MIDLOTHIAN	33500	N	2	1.0	1AC	Y		TRI PAR ES*	652	32
91546	COOP	1287 32ND STRET	32900	N	2	1.0	1NO	N		NORTH RIVE	0	32
85420	FSUN	1702 OLYMPIA FIE	32500	N	2	1.0	1AC	Y		TRI PAR ES*	570	32
91536	FSUN	1768 MIDLOTHIAN	32000	N	2	1.5	1AC	Y		TRI PAR ES*	518	32
91535	FSUN	5305 OAKLAND HIL	32000	N	2	1.5	1AC	Y		TRI PAR ES*	455	32
81767	FSUN	1706 OLD ELM ST.	31900	N	2	1.0	1AC	Y		TRI PAR ES	0	32
86890	ADVN	1442 22ND STREET	31500	N	1	1.0	ONO	N		OTHER	0	32
89242	MTVR	2825 CHURCH AVE	31000	N	3	1.0	ONO	N		NEWTOWN HE	0	32
86562	ADVN	4833 BOCA RATON	30000	*N	2	1.0	1AC	N		TRI PAR ES*	792	32
81035	FSUN	1767 OLD ELM	29500	N	2	2.0	1AC	Y		TRI PAR ES	0	32
89472	MNAW	5326 BOCA RATON	29000	N	2	2.0	1AC	N		TRI PAR ES	0	32
86007	FSUN	5220 BOCA RATON	28500	N	1	1.0	1AC	Y		TRI PAR ES*	630	32

ML#	BRO	ADDRESS	PRICE	ED	BA	PK	PL	WTR	SUB	-LA	A#
87042	MNAW	1740 PALM SPRING	27000	N	2	1.0	1AC	N	TRI PAR ES	0	32
91264	FSUN	4859 TRI PAR DR	26900	N	2	1.0	1AC	Y	TRI PAR ES*	632	32
87553	FSUN	1714 OLD ELM RD.	26000	N	2	1.0	1AC	Y	TRI PAR ES*	540	32
75926	FSUN	1664 MIDLOTHIAN	25000*	N	2	1.5	1AC	Y	TRI PAR ES	0	32
91263	FSUN	4877 TRI PAR DR	24900	N	2	1.0	1AC	Y	TRI PAR ES*	646	32
91167	ADV N	1719 OLD ELM ST	24900	N	2	1.0	1AC	Y	TRI PAR ES*	588	32
86004	ADV N	1757 OLYMPIA FIE	24200	N	1	1.0	1AC	Y	TRI PAR ES	0	32
89471	MNAW	5216 OAKLAND HIL	18500	N	1	1.0	1NO	N	TRI PAR ES	420	32

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
87644	PRGI 2750	UNIVERSITY	199000	*N	3	2.0	0NO	N		NONE	* 1581	33
85745	CBC 4598	NORTHWOOD T	179900	N	3	2.0	2AG	N		NORTHWOOD	* 2083	33
91225	MTVR 2846	NORTHWOOD W	149900	*N	2	2.5	2AG	Y		NORTHWOOD	0	33
90183	ADVN 2829	NORTHWOOD W	144900	N	3	2.0	2AG	N		NORTHWOOD	* 1893	33
89061	ROCK 4235	PLACID DR	121000	N	2	2.0	2AG	N	LAK	OTHER	0	33
89121	PRGI 1065	LEWIS AVENU	109900	N	3	2.0	2AG	N		FAIRWAY	* 1296	33
90250	ADVN 3217	HENRIETTA P	104000	N	2	2.0	5AC	N		OTHER	0	33
90732	SCRS 3018	LOCKWOOD LA	99000	N	3	2.0	2AG	N		LOCKWOOD M	0	33
90149	RMXK 2289	SPRING OAKS	97500	*N	2	2.0	0NO	N		SPRING OAK	0	33
91261	REXS 3048	DIVIDING CR	96000	N	3	3.0	1AC	N		LAKE RIDGE	0	33
85885	REXS 3000	FREDERICK L	95000	N	3	1.0	4DC	N		NONE	0	33
91784	PRGI 2288	SEWARD DRIV	94900	N	3	2.0	2AG	N		SPRING OAK*	1407	33
88519	CBC 1085	LEWIS AVE	94500	*N	3	2.0	2AG	N		FAIRWAY	* 1218	33
90953	ADVN 2303	SEWARD DRIV	93500	N	3	2.0	1AG	N		SPRING OAK*	1336	33
89135	MNRL 3175	ASPINWALL S	92500	*N	2	1.5	1AG	Y		AVION		33
89231	CUPR 1526	BRINKS AVEN	91500	N	3	2.0	1AG	N		POINSETTIA	0	33
91035	PREF 2425	21ST.	87500	N	3	2.0	1DG	N		LORRAINE P*	1748	33
86758	BUDG 2263	SILVER MAPL	84900	*N	3	2.0	1AG	N		SPRING OAK*	1355	33
91646	RMXP 2533	LOCKWOOD ME	80900	N	3	2.0	2AG	N	LAK	LOCKWOOD M*	1710	33
90219	RMXP 2833	LOCKWOOD ME	76900	*N	2	2.0	1AG	N		LOCKWOOD M*	945	33
91158	RMXP 2381	MARGARET ST	75000	N	3	1.0	0NO	N		ETHAN ALLE*	736	33
91686	BSTA 2146	6TH STREET	73000	N	2	1.0	2AC	Y		NORTH AUDU*	1116	33
85570	ROCK 2708	18TH STREET	65900	*N	2	1.0	1AG	N		LENRAY HEI*	801	33
89818	ROBB 3797	ALMOND AVE.	59000	N	2	2.0	0NO	N		BEVERLY TE	0	33
79637	CBC 2529	21ST STREET	55000	N	2	1.0	0NO	N		LORRAINE P*	528	33
91683	CROS 2323	10TH STREET	53000	N	1	1.0	1DG	N		ETHAN ALLE*	576	33
82706	MTVR 456	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
82707	MTVR 448	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
82710	MTVR 434	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
82712	MTVR 446	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
82709	MTVR 460	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
82725	MTVR 444	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
82723	MTVR 436	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
82722	MTVR 422	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
82720	MTVR 454	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
82713	MTVR 452	JEFFERSON A	52900	N	2	2.0	0NO	Y		ASPEN WOOD*	931	33
89050	CRIS 1737	EUCLID AVE	44900	N	2	1.0	2NO	N		LORRAINE P*	625	33

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
90101	RMXP	6337 RAVENWOOD D	193500	N	4	3.0	2AG	Y		DESOTO PIN*	2332	34
88780	CBC	4472 ASCOT CIRCL	188900	*N	3	2.0	2AG	Y	LAK	LONGWOOD R*	1994	34
83350	SNDR	3818 GOCIO	182900	*N	2	1.0	0NO	N		OTHER	* 1610	34
82201	ROCK	4454 ASCOT CIRCL	169900	N	2	2.0	2AG	N	LAK	OTHER	* 1998	34
85620	RMXP	5787 RAVENWOOD D	169900	*N	3	2.0	2AG	Y		DESOTO PIN*	1970	34
82546	ROCK	4793 TIVOLI PLAC	165000	N	3	2.0	2AG	N	LAK	LONGWOOD R*	1726	34
87288	ADVN	6176 NICOLE COUR	164900	*N	3	2.0	2AG	Y		LONGWOOD R*	1791	34
89808	CBC	6145 BONAVENTURE	159900	N	3	2.5	2AG	Y		CEDAR CREE*	2432	34
84402	MTVR	6193 NICOLE COUR	159900	*N	2	2.0	2AG	Y		LONGWOOD R	0	34
82192	ROCK	4461 ASCOT CIRCL	159900	N	2	2.0	2AG	Y	LAK	LONGWOOD R*	1657	34
90411	BUDG	4799 HAMLETS GRO	157500	N	3	2.0	2AG	Y	LAK	HAMLETS GR*	1797	34
89378	MTVR	5774 BEAURIVAGE	157500	N	3	2.0	2AG	N	LAK	LONGWOOD R	0	34
86725	RMXP	3914 TRENTWOOD P	155000	*N	3	4.0	2AG	N		DESOTO PIN	0	34
86616	RMXP	3914 TRENTWOOD P	155000	*N	2	4.0	2AG	N		DESOTO PIN*	2412	34
89400	CBC	4616 HAMLETS GOV	149900	*N	3	2.0	2AG	Y		HAMLETS GR*	1818	34
90776	FELS	3242 BRANCH CREE	146950	*N	3	2.0	2AG	N	LAK	OTHER	0	34
83351	ROCK	3800 RAVENWOOD P	145900	*N	3	2.5	2AG	Y		DESOTO PIN*	1772	34
85816	ROCK	4311 BEEKMAN PLA	144900	N	3	2.0	2AG	N		OTHER	* 1632	34
89630	RMXP	5751 FORESTER L	144900	N	3	2.5	2AG	Y		CEDAR CREE*	1872	34
89381	ROCK	3413 YONGE AVE	140900	N	2	2.0	2AG	N		OTHER	0	34
89105	ROCK	4779 TIVOLI PL	139900	*N	2	2.0	2AG	N		LONGWOOD R*	1428	34
89956	CBC	5789 HELEN WAY	137500	N	2	2.0	2AG	Y		CEDAR CREE	0	34
91141	COLE	3452 SHADYBROOK	135000	N	3	2.0	2AG	N	LAK	CEDAR CREE	0	34
91506	REXS	5766 FORESTER PI	134900	N	3	2.0	2AG	N		CEDAR CREE*	1870	34
91150	ADVN	5560 FORESTER PO	134900	N	3	2.0	2AG	N		CEDAR CREE*	1982	34
91106	RRSV	4370 EDINBRIDGE	134900	N	3	2.0	2AG	N		OTHER	* 1244	34
91275	CBC	5517 SHADY BROOK	132500	N	3	3.0	2AG	N	LAK	CEDAR CREE*	1934	34
89989	REXS	3584 CRYSTAL LAK	129900	N	3	2.0	2AG	N		CRYSTAL LA*	1701	34
91391	RMXP	4858 HAMLETS GRO	129900	N	3	2.0	2AG	N		HAMLETS GR*	1622	34
89229	SNDR	4630 HAMLETS GRO	129900	*N	3	2.0	2AG	N		HAMLETS GR	0	34
90645	CBC	5760 FORESTER PO	129000	N	3	2.0	2AG	N	LAK	CEDAR CREE	0	34
88358	CBC	5318 BARBAROSSA	122900	*N	3	2.0	2AG	N		DESOTO LAK	0	34
89988	SRBY	5301 SAN JUAN DR	119900	N	2	2.0	2AG	N		DESOTO LAK	0	34
89815	TLCI	5591 SHADY BROOK	119500	N	3	2.0	2AG	N		CEDAR CREE	0	34
91381	CBC	AVILA AVENU	114500	N	3	2.0	2AG	N		DESOTO LAK	0	34
86753	CBC	3883 TAMPICO DR.	112500	N	3	2.0	1AG	N		DESOTO LAK	0	34
91100	VRCR	5700 MONTE ROSSO	112000	N	2	2.0	2AG	N		RIVIERA CL	0	34
89953	CBC	3437 GOCIO ROAD	106900	N	3	2.0	2AG	N		MAPLE HAMM*	1319	34
90478	MNRG	3916 SAN LUIS	99900	N	3	2.0	0NO	N		DESOTO LAK*	1713	34
90342	ADVN	3612 PRADO DRIVE	94000	N	3	2.0	2AG	N		DESOTO LAK*	1220	34
91430	RMXP	4819 SAN JOSE DR	87900	N	3	2.0	2AG	N		DESOTO LAK*	1627	34
89178	PRGI	3801 PRADO DR	85000	*N	2	2.0	1AG	N		DESOTO LAK*	1420	34
86599	SNDR	3420 DESOTO ROAD	82000	N	2	2.0	1AG	N	LAK	DESOTO LAK*	1326	34
87737	CSCD	4920 LOCKWOOD RI	74900	*N	3	2.0	0NC	N		OTHER	0	34
91103	ADVN	3772 DESOTO ROAD	74797	N	3	1.0	0NO	N		DESOTO LAK*	1414	34
88857	ADVN	5700 LOCKWOOD RI	24900	N	2	1.0	0NO	N		OTHER	0	34

** A ***

ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
89350	RMXP	2062 WASATCH DR	199900	N	3	2.0	2AG	Y	LAK	OTHER	0	35
89521	ROCK	43 ARBOR OAKS	183900	N	3	2.0	2AG	Y	PON	ARBOR OAKS	0	35
86807	ROCK	76 ARBOR OAKS	172000*	N	3	2.5	2AG	Y		ARBOR OAKS*	2018	35
88064	REXS	2000 WYNDHAM DR	155000	N	3	2.0	2AG	N		OTHER	0	35
87068	REXS	2150 WASATCH DRI	155000	N	3	2.0	2AG	N		OTHER	0	35
89360	REXS	2025 WASATCH DR	155000	N	3	2.0	2AG	N		OTHER	0	35
89305	REXS	1864 WYNDHAM DR	150000	N	3	2.0	2AG	N		OTHER	0	35
90447	MTVR	5161 COUNTRY MEA	149900	N	3	2.0	2AG	N		OTHER	0	35
89967	ADVN	123 WHISPERING	149900	N	3	2.0	2AG	Y		COUNTRY ME	0	35
88494	MTVR	5455 SOUTHERLY W	148000*	N	3	2.0	2AG	Y	LAK	WHISPERING*	1802	35
91219	CSCD	5556 BRIAR CREEK	137900	N	3	2.0	2AG	N		OTHER	* 1739	35
88301	RMXP	3706 POND VIEW L	134900*	N	3	2.0	2AG	N		DEER HOLLO*	2038	35
91063	MTVR	1720 COUNTRY MEA	130000*	N	3	2.0	2AG	N		HEATHER LA*	1976	35
90124	RMXP	2187 WOOD HOLLOW	129900	N	3	2.0	2AG	N	LAK	COUNTRY ME	0	35
89992	MTVR	3710 PIN OAKS ST	127900	N	3	2.0	2AG	N		WOODS	* 1669	35
86507	ROCK	3600 CALLIANDRA	124900	N	3	2.0	2AG	Y		GLEN OAKS	0	35
88356	ROCK	3907 GLEN OAKS M	123000	N	2	2.0	2AG	N		GLEN OAKS	1514	35
91697	MTVR	3926 GLEN OAKS M	122500	N	2	2.0	2AG	Y		GLEN OAKS *	1630	35
90380	ADVN	4205 PRUDENCE DR	119900	N	4	2.0	2AG	Y		GLEN OAKS *	1630	35
86264	ADVN	5859 PAUMA COURT	119900	N	4	2.0	2AG	Y		KENSINGTON*	1911	35
88229	CBC	3707 GLEN OAKS M	116900	N	2	2.0	2AG	Y		DEER HOLLO*	1511	35
88810	RLBJ	4077 CHISHOLM	115000	N	3	2.0	2AG	N		GLEN OAKS *	1608	35
91548	ADVN	2826 PARANDOR PL	114900	N	3	2.0	2AG	N		KENSINGTON*	1536	35
91458	ADVN	5854 COVINGTON W	114900	N	3	2.0	2AG	Y		KENSINGTON	0	35
37643	ADVN	3765 HEATHER LAK	114000*	N	3	2.0	2AG	N		DEER HOLLO	0	35
37458	ROCK	5345 SARAPOINTE	113900*	N	3	2.0	2AG	N		HEATHER LA*	1582	35
89288	CBC	1173 DEER HOLLOW	99700	N	3	3.0	1AG	N		EASTPOINTE*	1458	35
90108	CBC	648 MELODY CIRC	95900*	N	3	2.0	0NO	N		DEER HOLLO	0	35
91517	MTVR	1818 FERN AVE	94900	N	2	3.0	1AG	Y		SAN-SOUCI *	1726	35
89619	CBC	3250 27TH PARKWA	94500	N	3	2.0	1AG	N		KENSINGTON	0	35
88843	MNPF	1103 WILLIS AVE	92500	N	4	2.0	0NO	Y		KENSINGTON*	1453	35
90186	ADVN	3427 DANTE DRIVE	88950	N	3	2.0	1AC	N		PEACEFUL V	0	35
89771	ADVN	1610 DEER HOLLOW	88500	N	3	2.0	1AG	N		KENSINGTON*	1350	35
9140	MNRL	1142 RUSSELL AVE	84999	N	3	1.5	1AC	N		DEER HOLLO	0	35
9990	REXS	2704 GALLEON PL	84900*	N	3	2.0	1AG	N		COFFMAN MA*	1228	35
0996	REXS	1913 GOLD AVE	84900	N	3	2.0	1AC	N		KENSINGTON*	1473	35
7425	CSCD	3220 GLOUSTER ST	83000*	N	3	2.0	1AG	N		KENSINGTON*	984	35
0052	ROBB	3447 MONICA PARK	82900	N	3	2.0	1AC	N		KENSINGTON*	1360	35
6705	MTVR	2006 GOLD AVENUE	79900*	N	3	1.5	1AC	N		KENSINGTON*	1299	35
0182	ADVN	2011 RANDA BLVD	79900	N	2	1.0	1AC	N		KENSINGTON	0	35
1810	MTVR	3813 PRUDENCE DR	79500	N	3	2.0	1AG	N		KENSINGTON	0	35
1324	MREC	3856 27TH PARKWA	77000	N	2	1.5	1AC	N		KENSINGTON*	903	35
8545	ROSE	3403 DUDLEY ST	74900*	N	2	1.0	1AC	N		KENSINGTON*	819	35
0404	MREC	2002 ELK AVENUE	74900	N	3	1.0	1AC	N		KENSINGTON*	943	35
9700	ADVN	322 BAILEY LANE	74777	N	3	2.0	3AC	N		BAILEY VIL*	1072	35
9929	ROCK	1917 ELK AVE	74400	N	2	1.0	1AC	N		KENSINGTON*	1051	35
3898	MTVR	2732 LENCH PL	72000	N	2	2.0	1AC	N		KENSINGTON	0	35
9784	CAM	3609 SCHWALBE	69900	N	2	1.0	1DC	N		KENSINGTON*	798	35
9868	RMXP	3803 SCHWALBE DR	69900	N	2	1.0	4AC	N		KENSINGTON*	847	35
0090	ADVN	125 AVANT AVE	69000	N	3	1.0	2NO	N		GREERS ADD	0	35
1753	MTVR	2759 FOUNTAIN CI	67500	N	2	1.0	0NO	N		KENSINGTON	0	35
7889	COOP	3310 BARSTOW STR	63900*	N	3	2.0	1AC	N		KENSINGTON	0	35

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#	
91487	ADV 7490	RICHARDSON	195000	N	4	2.0	ONO	N	LAK	OTHER	* 2095	36	
91285	CROS 1918	RACIMO DRIV	169900	N	3	2.0	2AG	Y		RACIMO	RAN*	1799	36
89442	BUDG 1666	RACIMO DR	149900*	N	3	2.0	2AG	N	LAK	RACIMO	RAN*	1919	36

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
87179	MREC	5007 MARSHFIELD	199900	*N	4	2.5	2AG	Y	LAK	MEADOWS	0	39
91042	SRGI	4845 GREENCROFT	176500	N	3	2.0	2AG	N	LAK	MEADOWS	* 1708	39
89776	ROCK	3112 HEATHERWOOD	174900	N	3	2.0	2AG	Y		MEADOWS	0	39
91175	PRGI	4686 GLEBE FARM	149900	N	3	2.0	2AG	Y		MEADOWS	* 1708	39
90716	MREC	2877 RINGWOOD ME	149900	N	3	2.0	2AG	N		MEADOWS	0	39
82384	MREC	4764 RINGWOOD ME	149900	N	2	2.0	2AG	N		MUIRFIELD	* 1784	39
87846	IGBC	3120 HEATHERWOOD	145000	N	3	2.0	2AG	Y		MUIRFIELD	* 1894	39
91660	RMXP	1910 DALE CROFT	139997	N	3	2.0	2AG	N		MEADOWS	* 1935	39
89825	MREC	4709 RINGWOOD ME	139000	*N	3	2.0	2AG	N		MEADOWS	0	39
91737	RMXP	4750 RINGWOOD ME	129900	N	3	2.0	2AG	N		MEADOWS	0	39
91463	MREC	3420 LONGMEADOW	115000	N	2	2.0	2DG	N	LAK	MEADOWS	* 1116	39

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923-2315

09/25/98 SARASOTA USER

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
87148	MTVR 1752	SHORELAND D	179900	N	3	2.0	1AG	N		SHORELAND *	1671	41
86442	MTVR 1563	SIESTA DRIV	176000	N	2	2.0	1AC	N		SUNSET BAY*	1390	41
91850	SRGI 1961	CLEMATIS ST	129000	N	2	1.0	2AC	N		DESOTA PAR*	672	41
91520	ROSE 1862	BAHIA VISTA	119900*	N	2	1.0	ONO	Y		BADGER HEI*	652	41
90116	GRID 1906	SIESTA DR	109000*	N	2	1.0	3AG	N		HARTLAND P*	961	41

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
88475	RRVV	2716 TANGLEWOOD	198000	*N	3	3.0	2AG	Y	BOA	SOUTH GATE*	3188	42
82987	RMXP	3605 JAFFA DR	189900	*N	3	3.0	2AC	Y	CAN	SOUTH GATE*	2195	42
87571	CSCD	3549 BROOKLINE D	189900	*N	4	3.0	2AG	Y		FOREST LAK*	1959	42
88039	PRGI	3379 SHEFFIELD C	189000	*N	3	2.0	2AG	Y		VILLAGE GR*	2098	42
90279	ROCK	3374 SPRINGMILL	179000	N	3	3.0	2AG	Y		VILLAGE GR	0	42
91136	ROCK	2557 RINGLING BL	174900	N	3	3.0	ONO	N		RINGLING B*	1369	42
89417	CBC	2320 TANGLEWOOD	169900	N	3	2.0	2AG	N	RIV	FOREST LAK	0	42
85245	CSCD	3404 MINEOLA DRI	169900	N	4	2.0	2AG	Y	CAN	SOUTH GATE*	2373	42
88576	CSCD	2400 RIVER RIDGE	159900	N	3	2.0	2AG	N	RIV	SOUTH GATE*	2343	42
91836	ROCK	2619 BIGELOW DRI	159900	N	3	2.0	2AG	Y		SOUTH GATE*	1565	42
90463	CBC	3543 PEMBROOK DR	146900	*N	2	2.0	2AG	Y		VILLAGE GR*	1751	42
82382	RMXP	3311 JAFFA DR	144900	*N	2	2.0	2AG	N	BOA	SOUTH GATE*	1381	42
90431	CBC	2210 BENEVA ROAD	139500	N	3	2.0	2AG	Y		FOREST LAK*	1877	42
91524	MTVR	3807 JAFFA DRIVE	138777	N	3	2.0	1AG	N	RIV	SOUTH GATE	0	42
91151	CBC	3302 SHEFFIELD C	138000	N	3	2.0	2AG	Y		VILLAGE GR*	1755	42
91322	RMXP	3431 PINE VALLEY	135000	N	3	2.0	2AG	N		FOREST LAK*	1714	42
88762	CRIS	2514 LOMA LINDA	135000	N	5	3.0	1DG	N		RUSTIC LOD	0	42
90272	PRGI	2311 SIESTA DR	129999	*N	3	3.0	1AG	N		SOUTH GATE*	1973	42
86254	CROS	2563 GROVE STREE	129987	*N	3	2.0	2AG	N		SOUTH GATE	0	42
88866	ADE	2313 ROBINSON AV	129900	N	3	2.0	2AG	N		ORANGE GRO	0	42
91091	REXS	3232 BAHIA VISTA	129900	N	3	2.0	2AC	N	RIV	PINECRAFT *	1467	42
89615	BUDG	1747 RIVIERA CIR	129900	*N	2	2.0	1AG	Y		FOREST LAK*	1367	42
90457	CBC	3381 ROSE STREET	129900	*N	3	2.0	2AG	Y		SOUTH GATE*	0	42
82820	ADVN	2503 TANGLEWOOD	129000	*N	2	2.5	2AG	N		SOUTH GATE*	2100	42
90480	RMXP	2716 SIESTA DR	128900	*N	3	3.0	2AG	N		SOUTH GATE*	1671	42
91572	CBC	2511 ESPANOLA DR	127500	N	2	2.0	2AG	N		FOREST LAK*	1398	42
91813	ROCK	2614 BIGELOW DRI	126900	N	2	2.0	2AG	N		SOUTH GATE	0	42
89326	SNDR	2721 TANGELO DRI	125000	*N	3	2.0	1AC	N		SOUTH GATE	0	42
91061	ROCK	3547 FAIRVIEW DR	124900	N	3	2.0	2AG	N		SOUTH GATE*	1430	42
88552	CBC	2992 GREENBRIAR	124000	N	3	2.0	1AC	Y		GREENBRIAR*	1492	42
83502	RMXP	3158 IRVING STRE	119500	*N	4	4.0	1AG	Y		BELLEVUE T*	2133	42
90593	ROCK	3241 VINOY PLACE	119000	N	2	2.0	2AG	N		SOUTH GATE*	1206	42
90958	REXS	2533 HIBISCUS ST	119000	N	3	2.0	1AG	N		SOUTH GATE*	1706	42
87097	MILR	3317 SCHOOL	115900	N	3	2.0	2AG	N		SOUTH GATE*	1642	42
91305	BSQR	2248 TULIP STREE	115000	N	4	2.0	2NO	Y		SOUTH GATE	0	42
88551	CSCD	3261 KEY AVE.	114900	N	2	2.0	2AG	Y		SOUTH GATE*	1322	42
90665	ADVN	2811 BOUGAINVILL	112000	N	3	2.0	2AG	N		SOUTH GATE*	1568	42
88717	SORR	3522 PINECREST S	112000	N	2	2.0	2AG	Y		VILLAGE GR*	1299	42
91249	ASTR	1215 SHADE AVENU	110000	*N	3	2.0	ONO	N		RUSTIC LOD*	1734	42
91854	CBC	2460 GOLDENROD S	110000	N	3	2.0	2AG	N		SOUTH GATE	0	42
88711	CBC	3316 KEY AVENUE	110000	N	2	2.0	2AC	Y		SOUTH GATE	0	42
86657	ROCK	3305 SCHOOL AVE	109900	*N	3	2.0	1AG	N		SOUTH GATE*	1596	42
91273	ADVN	980 BRINK	109900	N	3	2.0	1AG	Y		ROBINHOOD *	1652	42
91110	ADVN	2720 DAVIS BLVD	108000	*N	3	2.0	2AG	N		WOODBURY *	1330	42
91749	CSCD	2070 ORCHID ST.	107900	N	3	2.0	1AC	Y		SOUTH GATE*	1560	42
90797	BANZ	2744 GOLDENROD S	105000	N	3	2.0	1AG	N		SOUTH GATE*	1675	42
91872	CBC	2332 VALENCIA DR	102900	N	3	2.0	1AG	N		SOUTH GATE*	1348	42
91732	CROS	2552 HUNTINGTON	102788	N	3	2.0	2AG	N		ORANGE GRO	0	42
9450	MTVR	1101 LOCKWOOD RI	99500	N	3	2.0	ONO	N	RIV	OTHER	0	42
87975	ADE	3314 JAFFA	97900	*N	2	1.5	1AC	N		SOUTH GATE*	1375	42
89976	FSUN	3101 IRVING ST.	96900	*N	3	2.0	1AG	N		BELLEVUE T*	1522	42
90820	BUDG	2708 CROTON AVE	96500	N	2	1.5	1AG	N		SOUTH GATE*	1378	42
7139	JOSH	3079 IRVING ST	94900	*N	3	2.5	2NO	Y		BELLEVUE T*	1499	42
0175	CBC	3137 NOVUS STREE	94500	N	3	2.0	ONO	Y		BELLEVUE T*	1395	42
91608	RMXP	2267 HILLVIEW ST	92700	N	2	1.0	1DG	N		LA LINDA T*	1139	42

ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
91668	BUDG	2453 ROBINSON AV	92500	N	2	1.0	1	LAG	Y			
90928	RMXP	2105 TETLOW PL	92000	N	3	2.0	1	LAG	N	ORANGE GRO*	1609	42
89601	CBC	2514 HIBISCUS ST	92000	N	3	2.0	1	LAG	N	SOUTH GATE*	1092	42
90742	CBC	2987 BROWNING ST	91900	N	3	2.0	1	LAC	N	SOUTH GATE*	1348	42
90112	CBC	2454 HIBISCUS ST	91500	N	2	2.0	1	LAC	N	GREENBRIAR	0	42
91575	RMXP	3720 SAWYER RD	90000	N	3	2.5	0	ONO	N	SOUTH GATE*	1617	42
89893	CSCD	2639 WOOD STREET	89900	N	3	2.0	1	LAC	N	PINE VIEW *	1454	42
90323	RMXP	2598 CLEMATIS ST	89900	N	2	2.0	1	LAG	N	HAGER PARK*	1280	42
89678	MNER	160 JEFFERSON A	86500	N	3	2.0	1	LAC	N	SOUTH GATE*	1241	42
91748	CBC	3136 WOOD STREET	84900	N	3	2.0	1	LAG	N	SUNAIRE TE*	1374	42
89182	CBC	2424 SWEETLAND A	83900	N	2	2.0	1	LAG	N	BELLEVUE T*	984	42
81776	SNDR	3105 NOVUS COURT	83500	N	3	2.0	1	LAG	N	ORANGE GRO*	950	42
91365	CBC	1307 SHADE AVE.	83000	N	2	1.0	1	LAG	Y	BELLEVUE T*	1174	42
91467	ROBB	2893 LOUISE ST	82000	N	3	2.0	0	ONO	N	RUSTIC LOD		42
85867	CSCD	3708 SAWYER ROAD	79900	N	2	2.0	1	LAG	N	PATRICIA M*	1326	42
91699	PRGI	3036 ALTA VISTA	79900	N	2	2.0	1	LAG	N	PINE VIEW *	924	42
89975	ROBB	2434 NOVUS	76900	N	1	2.0	0	ONO	N	BELLEVUE T	1159	42
91274	PREF	3399 12TH	76900	N	3	1.0	1	INO	N	HUDSON PAR*	628	42
89983	ADVN	3135 BAHIA VISTA	74900	N	3	2.5	1	LAG	N	LOCKWOODS *	929	42
90836	RMXP	2261 NOVUS ST	74900	N	3	1.0	1	LAC	Y	BELLEVUE T*	1524	42
89823	ASTR	2311 GROVE STREE	74900	N	2	2.0	1	LAC	N	POMS PARK		42
88865	CSCD	2471 BAHIA VISTA	59900	N	2	1.0	0	ONO	N	BLOSSOM BR*	1202	42
87495	CBC	3214 ASPEN TERRA	49999	N	2	2.0	1	LAC	N	AVON HEIGH*	904	42
90741	CBC	307 OAKWOOD BLV	47999	N	2	2.0	1	LAC	N	OAKWOOD MA*	1072	42
90384	CBC	2928 LYNNHURST S	39900	N	2	1.5	3	NO	N	OAKWOOD MA*	1008	42
76369	ADVN	217 WILLOW OAK	38900	N	1	1.0	1	LAC	Y	RIO VISTA	0	42
										OAKWOOD MA*	820	42

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
90169	PRGI	4052 PRAIRIE VIE	195000	N	4	3.0	2AG	Y		SETTLEMENT*	2080	43
89578	PRGI	4526 TRAILS DR	194900	*N	3	2.0	2AG	N		LAKES ESTA*	1757	43
88728	SNDR	4622 LITTLE JOHN	194000	*N	3	2.0	2AG	Y		SHERWOOD F*	2226	43
87726	RMXP	4954 LEATHA LANE	189950	N	3	2.0	2AG	Y		HIDDEN OAK*	2022	43
87416	CBC	1348 COTTONWOOD	186900	N	3	2.0	2AG	N		LAKES ESTA*	2206	43
90034	MTVR	2633 MAPLELOFT R	184900	*N	4	3.0	2AG	Y		MAPLELOFT *	2185	43
86575	ADVN	133 SHADY PARKW	174900	N	3	2.0	2AG	N		SHERWOOD F*	1980	43
87171	REXS	870 FAULKWOOD C	169900	N	3	2.0	2AG	N		WOODLAND P*	2233	43
84406	SNDR	1620 COTTONWOOD	166900	*N	3	2.0	2AG	N		LAKES ESTA*	2029	43
90918	ROBB	5516 BENT OAK DR	165000	*N	3	2.0	2AG	N		COLONIAL O*	1933	43
90297	DOCK	4487 TRAILS DRIV	164900	*N	3	2.0	2AG	N		LAKES ESTA*	1613	43
86281	CBC	5420 CORK OAK ST	159900	N	4	2.0	2AG	N		COLONIAL O	0	43
87271	ADVN	1209 CORNISH COU	159900	N	4	2.0	2AG	N		BELL BROOK*	2272	43
91131	RMXK	4770 MAID MARIAN	159900	N	3	2.0	2AG	N		SHERWOOD F	0	43
88617	OSIS	3824 GATEWOOD LA	159900	N	4	2.0	2AG	N		TAMARON *	1821	43
89660	MTVR	4103 WOODVIEW DR	157000	*N	3	2.0	2AG	N	LAK	WOODLAND P	0	43
89302	PRGI	2571 MAPLELOFT L	154900	*N	3	2.5	2AG	Y		MAPLELOFT *	1928	43
89269	CBC	5679 BENT OAK DR	154900	N	3	2.0	2AG	N		COLONIAL O*	1368	43
91667	CBC	2172 GOLD OAK LA	149900	N	3	2.5	2AG	Y		COLONIAL O*	1724	43
85766	AAAA	4620 ROBIN HOOD	149900	*N	3	2.0	2AG	N		SHERWOOD F	0	43
89506	CBC	4244 EASTWOOD DR	149900	N	3	2.0	2AG	Y		TAMARON *	1732	43
89709	CBC	4063 WOODVIEW DR	149900	*N	3	2.5	2AC	N	LAK	WOODLAND P*	1888	43
91308	RMXP	4706 MAID MARIAN	146500	*N	2	2.0	2AG	Y		SHERWOOD F*	1633	43
86419	CBC	5860 OLD SUMMERW	145900	N	3	2.0	2AG	N	LAK	OTHER	0	43
87407	CBC	2522 WOOD OAK DR	144900	*N	3	2.0	2AG	Y		COLONIAL O*	1778	43
86104	CBC	2281 CORK OAK ST	144900	*N	4	2.0	2AG	N		COLONIAL O*	1933	43
87034	CBC	4574 ROBINHOOD T	144900	*N	3	2.0	2AG	N		SHERWOOD F*	1977	43
89641	CBC	5325 BENT OAK DR	142900	*N	3	2.0	2AG	N		COLONIAL O*	1856	43
91855	CBC	5637 COLONIAL OA	139900	N	3	2.0	2AG	Y		COLONIAL O	0	43
89040	CBC	2367 TALL OAK CT	139900	N	3	2.0	2AG	N	LAK	COLONIAL O*	1850	43
91780	CSC	2595 MAPLELOFT R	139500	N	3	2.0	2AG	N		MAPLELOFT *	1628	43
85853	PRGI	1651 CARROLWOOD	132900	*N	3	2.0	2AG	Y		TAMARON	0	43
91405	REXS	3616 ASBURY	129900	N	4	2.0	2AG	N	LAK	SPRING LAK*	1718	43
90360	RRSV	4223 ALTON WAY	127900	N	4	2.0	2AG	N		SARASOTA S*	1632	43
91863	ROCK	1873 ORANGEWOOD	127700	N	4	2.0	2AG	N		TAMARON *	1635	43
90957	CBC	2452 SCARLET OAK	126900	N	3	2.0	2AG	N	LAK	COLONIAL O*	1609	43
32842	CBC	2571 SCARLET OAK	124900	*N	3	2.0	2AG	Y		COLONIAL O*	1388	43
9261	CBC	2203 CORK OAK	119900	N	3	2.0	2AG	N	LAK	COLONIAL O*	1503	43
1513	CBC	2465 BRIAR OAK C	119900	N	3	2.0	2AG	N		COLONIAL O*	1550	43
1047	ROCK	2326 MYSTIC DRIV	118900	N	3	2.0	2AG	N	LAK	SARASOTA S*	1528	43
1414	CBC	2385 TALL OAK CO	118000	N	3	2.0	2AG	N	LAK	COLONIAL O*	1266	43
0074	MTVR	4925 PRESTON WAY	116900	N	3	2.0	2AG	Y		CEDAR HOLL	0	43
1129	RMXP	2128 LINWOOD	114997	N	3	2.0	2AG	N		BRENTWOOD *	1720	43
0839	ADVN	2245 CORK OAK ST	114900	N	3	2.0	2AG	N		COLONIAL O*	1609	43
9315	ADE	4488 BROOKSDALE	109900	N	4	3.0	ONO	Y		SARASOTA S	0	43
9341	SNDR	115 HOULE AVE	109900	*N	2	2.0	2AG	N		CEDAR HOLL	0	43
5642	ADVN	4656 BEACON DRIV	107400	*N	3	2.0	2AG	N		SARASOTA S*	1276	43
825	SRGI	2535 GOLDEN POIN	106000	N	3	2.0	1AG	Y		BRENTWOOD *	1144	43
029	COOP	25 TREE ROAD	104900	N	2	1.0	1DG	N		OTHER	0	43
437	BUDG	2480 BUCIDA	102500	N	4	2.0	ONO	N		BRENTWOOD *	1752	43
002	PRGI	2930 SALEM AVENU	99795	N	3	2.0	1AG	N		SARASOTA S	0	43
041	CBC	4700 SPAHN STREE	98700	N	4	2.0	2AG	N		SARASOTA S*	1461	43
539	SNDR	5871 WHISTLEWOOD	98500	N	3	2.0	2AG	N		RIDGEWOOD *	1219	43
945	MTVR	2817 INDIANWOOD	96500	*N	3	2.0	2AG	N		RIDGEWOOD *	1076	43
033	MTVR	5522 DUNCANWOOD	94900	*N	3	2.0	1AG	N	LAK	RIDGEWOOD	0	43

ML#	BROKBR	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
91880	RMXP	3716 ALDEN WAY	94900	N	2	2.0	1AG	N		SARASOTA S*	1092	43
91307	RRSV	4977 BROOKMEADE	93900	N	3	1.0	0NO	Y		RIDGEWOOD *	1175	43
91489	CBC	2506 TEAL AVENUE	93000	N	2	2.0	1AG	Y		SARASOTA S*	1234	43
90096	CBC	5022 WEBBER STRE	92500*	N	3	2.5	3NO	N		BRENTWOOD	0	43
91845	CBC	433 BEARDED OAK	92500	N	3	2.0	2AG	N		BEARDED OA*	1264	43
88790	SRGI	5551 CEDARWOOD D	92000	N	3	2.0	4NO	N		RIDGEWOOD *	1468	43
87021	MNRL	2219 STRATFORD	91500	N	4	1.5	0NO	Y		SARASOTA S*	1024	43
90674	ROCK	2514 JAVA PLUM A	89900*	N	4	1.5	0NO	N		BRENTWOOD *	1275	43
91321	CSCD	4302 LINWOOD STR	89900	N	3	2.0	1DG	N		SARASOTA S*	1217	43
87526	RMXK	483 BEARDED OAK	89900	N	2	2.0	2AG	Y		BEARDED OA*	1139	43
90490	RMXP	4216 RUTH WAY	89900	N	3	2.0	1AG	N		SARASOTA S*	1100	43
87386	RMXP	3027 BUCIDA DRIV	89900*	N	2	2.0	1AG	N		BRENTWOOD *	1436	43
90817	CBC	3727 WINDERWOOD	89900	N	3	2.0	1AG	N		RIDGEWOOD *	1350	43
88975	ADV N	5228 BROOKMEADE	89900*	N	3	2.0	1AG	N		RIDGEWOOD *	1292	43
90495	ADV N	400 GOLDEN SAND	89900*	N	3	2.0	1AG	N		EASTWOOD *	1225	43
90647	OSIS	4510 BUSTI DRIVE	89900	N	3	2.0	1AG	Y		SARASOTA S*	1260	43
91337	CROS	4538 BUSTI DR.	89900*	N	3	1.5	2AG	N		SARASOTA S	0	43
89938	ROCK	2102 VINSON	89000	N	3	3.0	2NO	N		SARASOTA S*	1344	43
89436	CSCD	4130 PRESCOTT ST	88900*	N	2	2.0	1AG	N		SARASOTA S*	1062	43
88606	CBC	1039 BACON AVE	87900*	N	3	2.0	1AG	N		HIGHLAND C*	1167	43
89719	VVAP	3635 BALI DRIVE	87500*	N	2	1.5	1AC	Y		RIDGEWOOD *	1405	43
91204	ROCK	4453 LONGFORD DR	85000*	N	2	2.0	2AG	N		SARASOTA S*	1258	43
89451	ADV N	4467 DENICE LANE	84900*	N	2	2.0	1AG	N		SARASOTA S*	1265	43
91049	ADV N	2035 VINSON AVE	83900	N	3	2.0	0NO	N		SARASOTA S*	1316	43
91611	ROBB	2027 FAIRFIELD A	83500	N	2	2.0	1AG	N		SARASOTA S*	1248	43
91831	PRGI	3226 BELMONT BLV	82500	N	2	1.0	2AG	N		SARASOTA S*	931	43
91328	CSCD	3984 CALVIN LANE	79900	N	2	2.0	1AG	N		SARASOTA S*	1025	43
91403	IGBC	506 BEARDED OAK	79900	N	2	2.0	2AG	N		BEARDED OA*	1116	43
00963	MTVR	3535 MCINTOSH RO	79900	N	4	2.0	2AC	N	PON	SARASOTA S	0	43
8958	ROBB	830 GANTT AVE	79900	N	2	2.0	0NO	N	LAK	CRESTLINE	0	43
7608	ADV N	4867 CAMUS STREE	79900	N	2	2.0	1AG	N		CEDAR HOLL*	910	43
0511	FSUN	2431 MCINTOSH RD	77900	N	2	1.0	2AG	N		SARASOTA S	0	43
1104	ADV N	3527 LOKAI PLACE	76000	N	3	1.0	2NO	N		RIDGEWOOD *	1204	43
1554	MTVR	306 CORNEILUS C	75499	N	4	1.0	2NO	N		EASTWOOD	0	43
9066	ROBB	3879 BADGER	67900*	N	3	1.0	0NO	N		EASTWOOD O*	915	43
1521	MTVR	235 CORNELIUS C	63500	N	2	1.0	0NO	N		EASTWOOD	0	43
9671	CBC	4216 WEBBER STRE	55000*	N	2	1.0	1NO	N		SARASOTA S*	905	43
9106	ADV N	40 CHRISTIE AV	49900*	N	2	1.0	0NO	N		TUCKERS	0	43

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
90707	RMXP	6406 KYLIE CREEK	198900	*N	4	2.0	3AG	N		OTHER	0	44
90551	RMXP	1963 ROLLING GRE	179000	N	3	2.0	2AG	Y		SARASOTA G*	2254	44
90643	ERIC	2228 ISLAND CREB	176900	*N	3	2.0	2AG	N	LAK	OTHER	0	44
91323	CSCD	2065 MISTY SUNRI	169900	N	3	2.0	2AG	Y		SYLVAN LEA*	1953	44
89072	SNDR	6680 DUCK POND L	169900	N	3	2.4	2AG	N		OTHER	0	44
91205	MMKT	6850 DEERING CIR	163800	N	4	3.0	2DG	N		OTHER	0	44
89259	SRGI	6402 KYLIE CREEK	163500	N	4	2.0	2AG	N		OTHER	0	44
91300	CRIS	2307 PASO FINO D	155900	N	3	2.0	2AG	Y	LAK	PADDOCKS N*	2018	44
91203	MMKT	6830 DEERING CIR	153800	N	3	2.0	2AG	N		OTHER	0	44
90406	PREP	2679 MAN OF WAR	151900	N	3	2.0	2AG	N		PADDOCKS E*	2131	44
91200	MMKT	6840 DEERING CIR	150800	N	3	2.0	2AG	N		OTHER	0	44
86060	JDHC	2308 APPALOOSA C	149900	N	3	2.0	2AG	N	LAK	PADDOCKS N	0	44
89819	CSCD	2587 MAN O WAR C	149900	*N	3	2.0	2AG	Y		PADDOCKS E*	1888	44
87448	RMXP	2312 SEATTLE SLE	149500	N	3	2.0	2AG	Y		PADDOCKS W*	1966	44
91199	MMKT	6820 DEERING CIR	144800	N	2	2.0	1AG	N		OTHER	0	44
91195	MMKT	6810 DEERING CIR	143800	N	2	2.0	2AG	N		OTHER	0	44
89274	ADVN	1870 LEEWYNN DRI	139900	N	3	2.0	2AG	N		SARASOTA G*	2036	44
91420	BUDG	1835 LEEWYNN DR	139900	N	3	2.0	2AG	Y		SARASOTA G*	1735	44
86068	JDHC	2376 APPALOOSA C	134400	N	3	2.0	2AG	N		PADDOCKS N	0	44

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
89803	SNDR	4521 MIDLAND ROA	199000	N	3	2.5	2AG	Y		VIRGINIA H	0	52
91670	MNCB	3915 MOCKINGBIRD	199000	N	2	2.0	2AG	N	BAY	OTHER	* 1399	52
80164	PRGI	3900 COUNTRYVIEW	189900	N	3	2.0	2AG	Y		COUNTRY PL*	1974	52
90571	SRGI	3696 COUNTRY PLA	189900	N	3	2.0	2AG	Y		COUNTRY PL*	1891	52
83919	ADVN	3971 COUNTRY VIE	188900*	N	3	2.0	2AG	Y		COUNTRY PL	0	52
86898	CBC	4074 REDBIRD CIR	184900*	N	4	2.5	2AG	N		PHILLIPPI *	2368	52
85956	ROCK	3745 COUNTRYSIDE	179900	N	3	3.0	2AG	Y		COUNTRY PL	0	52
86206	MTVR	2466 CONSTITUTIO	169900*	N	4	2.0	2AC	N		PHILLIPPI	1807	52
88300	RMXP	5410 MATTHEW COU	159997	N	3	2.0	2AG	Y		OTHER	* 1634	52
91245	MTVR	4510 WORCESTER R	159899	N	4	2.0	2AG	N		VIRGINIA H	0	52
86883	CSCD	3610 EGERTON CIR	158000	N	4	2.5	2AG	Y		BENEVA PAR*	3516	52
91725	SNDR	3343 PLANTATION	155000	N	3	2.5	1AG	Y		SOUTH POIN*	2285	52
83464	RMXP	4404 MEADOW CREE	153000*	N	5	2.0	2AG	Y		EVERGREEN *	1950	52
91691	SROS	3629 EGERTON CIR	149900	N	3	2.0	2AG	Y		BENEVA PAR		52
90502	RMXP	5316 FOX RUN RD	149900*	N	3	3.0	2AG	Y		WESTLAKE E*	2093	52
89380	SRGI	5708 BRITANNIA	147500	N	3	2.5	2AG	N		PHILLIPPI *	1493	52
88700	CBC	5550 SAINT LOUIS	146900	N	3	2.0	2AG	N	LAK	SARASOTA V*	1793	52
87198	CBC	3954 HELENE ST.	146000	N	3	2.0	2AG	N		FOREST LAK*	1914	52
91099	HDRI	2675 BRYCE LANE	144900	N	3	2.0	2AG	N	PON	BROOKSIDE	0	52
90430	SNDR	3048 GYPSY STREE	139900	N	3	2.0	2AG	N	LAK	OTHER	* 1693	52
89964	ADE	5657 SAWYER CIRC	139900*	N	4	3.0	2AG	Y		SHADE ACRE*	1860	52
90550	BYRD	2057 JO AN DRIVE	139900	N	3	2.0	0NO	Y		HIGH ACRES*	1197	52
91400	RMXP	4822 SAWYER PINE	135000	N	2	2.0	0AG	Y		SAWYER PIN*	1448	52
90955	ADVN	4126 NELSON AVE	135000	N	3	2.0	2AG	N		KALLAS	0	52
91474	ASTR	5406 CREEPING HA	135000	N	3	2.0	2AG	N		WESTLAKE E	0	52
91386	MTVR	2811 RIVER PINES	134900	N	3	2.0	2AG	N		RIVER PINE*	1837	52
89555	CSCD	4381 PINE MEADOW	133900*	N	3	2.0	2AG	Y		PINE MEADO*	1632	52
91201	CSCD	5206 SUSAN AVE.	129900	N	3	3.0	2AG	N		RIVER FORE	0	52
88724	ROCK	4104 PINE MEADOW	127000*	N	3	2.0	2AG	N		PINE MEADO*	1496	52
87413	ADVN	2588 LORDS LANE	119900*	N	3	2.0	2AG	N		LANCASTER *	1625	52
88761	CBC	4300 CACTUS AVEN	119900	N	3	2.5	2AG	N		FLORA VILL*	1492	52
87369	RMXP	4114 PINE MEADOW	117500*	N	3	2.0	2AG	N		PINE MEADO*	1460	52
87451	CBC	WOODWARD PL	117000*	N	3	2.0	2AG	N		OTHER	0	52
87450	CBC	WOODWARD PL	117000*	N	3	2.0	2AG	N		OTHER	0	52
87401	CBC	4742 WOODWARD PL	117000*	N	3	2.0	2AG	N		OTHER	0	52
87449	CBC	WOODWARD PL	117000*	N	3	2.0	2AG	N		OTHER	0	52
86918	RMXP	4829 MONTEVISTA	115500*	N	3	2.0	2AG	N		TOWN & COU*	1651	52
81693	ADVN	2135 OAK TERRACE	109900*	N	3	2.0	1AC	N		HARBOR OAK	0	52
99701	ADVN	5222 SUSAN AVE	109900	N	2	2.0	1AG	N		RIVER FORE*	1844	52
89013	SNDR	4537 OLIVE AVE	107900	N	3	2.0	1NO	N		FLORA VILL	0	52
91076	SNDR	3909 WARREN STRE	105000	N	3	2.0	2AG	N		PINECREST	0	52
939129	CBC	3607 WEXFORD LAN	101500*	N	3	2.0	1AG	Y		BENEVA PAR*	1428	52
91156	ROCK	4740 WOODWARD PL	99900	N	3	2.0	1AG	N		BEE RIDGE *	1400	52
90926	REGI	3954 WOODROW STR	99000	N	3	2.0	2AG	N		PINECREST	0	52
91187	REXS	4220 MURDOCK AVE	96000	N	3	2.0	2NO	Y		HYMOUNT *	1211	52
85035	SNDR	2611 AUSTIN STRE	94900*	N	3	3.0	2NO	Y		HOPE ACRES*	1200	52
91764	ADVN	2622 PARMA STREE	94900	N	3	2.0	1NO	N		RENICK *	1325	52
91038	BUDG	2433 BURLINGTON	94500	N	3	2.0	0NO	N		PHILLIPPI *	1613	52
91371	SRGI	2150 OAK TERRACE	93500	N	2	1.0	1NO	N		HARBOR OAK*	1476	52
91821	CSCD	2423 APACHE ST.	90000	N	2	2.0	2NO	N		JACKSON HI*	910	52
90285	ROBB	5422 NUTMEG AVEN	89900	N	3	2.0	2NO	Y		SUN HAVEN *	1213	52
94751	ROBB	3158 OSAGE TERRA	89900*	N	3	2.0	0NO	N		SUN HAVEN *	1055	52
91314	CSCD	2432 WHIPPOORWIL	89000	N	2	2.0	1AG	N		WESLO WILL*	1951	52
9900	ADVN	2116 OAK TERRACE	89000	N	2	2.0	1AG	N		HARBOR OAK*	1176	52
1021	MTVR	3601 GLEN RIDGE	87900	N	2	2.0	1AG	N		SOUTH GATE	0	52

ML#	BRO	ADDRESS	PRICE	RD	BA	PK	PL	WTR	SUB	SP-LA	A#
89921	SNDR	2216 MILL TERRAC	84900	*N	2	2.0	1AC	N	OTHER	0	52
91802	CBC	2215 LEE LANE	84500	N	2	2.0	1AC	N	LAS LOMAS *	1105	52
91325	MREC	5713 MURDOCK AVE	83000	N	2	2.0	1AG	N	SUN HAVEN *	1384	52
90848	RMXP	2139 PALM TERRAC	82500	N	2	1.0	1AC	N	HARBOR OAK*	999	52
91793	ROBB	3703 HELENE ST	79900	N	3	2.0	1AC	Y	SOUTH GATE*	1408	52
87937	CBC	4408 SAWYER ROAD	79900	*N	3	2.0	1AG	N	FAIRLAND E	0	52
90349	CSCD	4451 PIKE AVENUE	79900	N	2	1.0	1NO	N	SARASOTA H	0	52
89593	ROCK	4223 HYMOUNT AVE	79900	N	2	1.0	0NO	N	HYMOUNT *	950	52
91006	CSC	4419 BENEVA ROAD	78500	N	2	1.0	1AC	N	SOUTH GATE*	1174	52
90083	GRID	2222 WORRINGTON	78000	*N	2	1.0	2NO	N	SOUTH HAVE*	1196	52
88610	CSCD	6010 LORDS AVE.	73000	N	2	1.0	1AC	N	STICKNEY P*	1010	52
90730	CSCD	2701 NASSAU ST.	72900	N	2	1.0	1AC	N	BAHAMA HEI*	924	52
91615	ADE	3920 SUNILAND ST	72500	N	2	1.0	1AG	N	SUNILAND *	862	52
89732	ADVN	4615 SLOAN AVE	69977	*N	3	1.0	1AG	N	SUNSET	0	52
91313	RMXP	4839 LORDS AVE	64900	N	3	1.0	2AG	N	HOPE ACRES*	1076	52
91515	RMXP	2712 GRAFTON ST	52498	N	2	1.0	2NO	N	RYDBERGS *	792	52

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
91070	CRIS	4876 WOOD POINTE	199900	N	3	2.0	2AG	Y		GROVES	* 2306	53
90642	CBC	4842 WILDE POINT	199500	N	4	3.0	2AG	N		GROVE POIN*	2271	53
88527	ERIC	5533 MAGNOLIA BL	189900*	N	3	2.0	2AG	N		OTHER	0	53
85226	BILB	5385 DOMINICA	189900*	N	3	2.0	2AG	Y	LAK	CENTER GAT	0	53
84848	SRGI	5802 SANDY POINT	189000	N	3	2.0	2AG	Y		GROVE POIN	0	53
86856	RMXP	4471 DIAMOND CIR	187500	N	3	2.0	2AG	Y		EMERALD GA*	1860	53
91682	HATS	5150 BLISS RD	186900	N	3	2.0	4AG	Y		BLISS ESTA*	1599	53
87704	ADVN	4445 OPAL COURT	179900	N	3	2.0	2AG	N	LAK	EMERALD GA	0	53
91097	RMXP	4906 POST POINTE	178900	N	4	3.0	2AG	N	LAK	GROVE POIN	0	53
91340	MTVR	4111 MAVERICK AV	178000	N	3	3.0	5AG	Y		SOUTH RIDG	0	53
89333	RMXP	4512 TOPAZ CT	170000*	N	3	2.0	2AG	N	LAK	EMERALD GA*	2006	53
88897	REXS	5232 SUMMERWOOD	169900	N	3	2.0	2AG	Y		SPRINGWOOD*	1721	53
77683	CBC	4932 BLISS ROAD	169900	N	5	3.0	2AG	Y	LAK	BEE RIDGE *	2421	53
91111	RMXP	4821 POST POINTE	169503	N	4	3.0	2AG	Y		GROVE POIN	0	53
91109	RMXP	4910 POST POINTE	168900	N	4	2.0	2AG	N	LAK	GROVE POIN	0	53
89986	MGLH	4484 DIAMOND CIR	168900	N	3	2.0	2AG	N		EMERALD GA	0	53
90243	CBC	5256 SUNNYDALE C	168900	N	3	3.0	2AG	N		GREENFIELD*	2054	53
85827	RMXP	4868 POST POINTE	161900*	N	4	2.0	2AG	N		GROVE POIN	0	53
88637	MGLH	5348 ASHTON MANO	159900	N	3	2.0	2AG	N		OTHER	0	53
78822	PRGI	4801 POST POINTE	155000*	N	3	2.0	2AG	N		GROVES	0	53
88566	REXS	4501 DIAMOND CIR	152900*	N	3	2.0	2AG	N		EMERALD GA*	1816	53
91094	RMXP	4864 POST POINT	151900	N	4	3.0	2AG	N		GROVE POIN	0	53
90572	CSCD	5356 ASHTON MANO	151735	N	3	2.0	2AG	N		OTHER	0	53
89337	ADVN	4136 CENTER GATE	149999	N	3	2.0	2AG	Y		CENTER GAT*	1827	53
91010	CBC	5202 OLD ASHWOOD	149900	N	3	2.0	2AG	Y		OTHER	0	53
91105	RMXP	4876 POST POINTE	149900	N	3	2.0	2AG	N		GROVE POIN	0	53
90012	HDRI	5198 OLD ASHWOOD	149900*	N	3	2.0	2AG	Y	LAK	ASHTON PIN	0	53
90594	CSCD	5332 AHSTON MANO	149096*	N	3	2.0	2AG	N		OTHER	0	53
91803	TNAY	5318 COLONY MEAD	149000	N	3	2.0	2AG	N		OTHER	0	53
91115	RMXP	4860 POST POINTE	148900	N	3	2.0	2AG	N		GROVE POIN	0	53
88639	MGLH	5389 ASHTON MANO	145000	N	3	2.0	2AG	N		OTHER	0	53
91594	RMXP	4318 MEADOWLAND	143900	N	3	2.0	2AG	Y		MEADOWLAND*	1665	53
90617	CSCD	5372 ASHTON MANO	142275	N	3	2.0	2AG	N		OTHER	0	53
90644	ERIC	5340 ASHTON MANO	139900	N	3	2.0	2AG	N		OTHER	0	53
91645	TNAY	5310 COLONY MEAD	139000	N	3	2.0	2AG	N		OTHER	0	53
91114	RMXP	4869 POST POINTE	133900	N	3	2.0	2AG	N		GROVE POIN	0	53
99587	ADVN	4306 MEADOWLAND	124999	N	2	2.0	2AG	Y		MEADOWLAND*	1626	53
90265	REXS	4309 MEADOWLAND	123900	N	3	2.0	2AG	N	LAK	MEADOWLAND*	1442	53
90841	CBC	4701 ATLANTIC AV	122950*	N	3	2.0	2AG	N		ASHWORTH P*	2256	53
88752	ROBB	5453 COLONY LAKE	119000	N	3	2.0	2AG	N	LAK	OTHER	0	53
83699	ROBB	5477 COLONY LAKE	109900*	N	3	2.0	2AG	N		OTHER	0	53
88331	CSCD	5239 MOELLER AVE	99900*	N	3	2.0	2AG	N		CEDAR GROV	0	53
8954	ROBB	5339 COLONY LAKE	99900	N	3	2.0	2AG	N		OTHER	0	53
8343	CSCD	5166 MOELLER AVE	99900*	N	3	2.0	2AG	N		CEDAR GROV	0	53
8342	CSCD	5217 BIRCH AVE.	99900*	N	3	2.0	2AG	N		CEDAR GROV	0	53
8341	CSCD	5220 BIRCH AVE.	99900*	N	3	2.0	2AG	N		CEDAR GROV	0	53
8335	CSCD	5265 BIRCH AVE.	99900*	N	3	2.0	2AG	N		CEDAR GROV	0	53
7661	CSCD	5236 BIRCH AVE.	99900	N	3	2.5	2AG	N		CEDAR GROV	0	53
8340	CSCD	5252 BIRCH AVE.	99900*	N	3	2.0	2AG	N		CEDAR GROV	0	53
0959	SNDR	4542 PIKE AVENUE	99000	N	3	2.0	2AG	N		SARASOTA H	0	53
8344	CSCD	5309 ASHTON ROAD	94900	N	3	2.0	2AG	N		CEDAR GROV	0	53
0039	CBC	3925 COCHISE TER	94900	N	3	2.0	1AG	Y		SOUTH RIDG*	1246	53
9387	ADVN	5345 ASHTON ROAD	93900	N	3	2.0	2AG	N		CEDAR GROV*	1360	53
0541	RMXP	4556 GALLUP AVE	90000	N	3	2.0	1DG	N		SARASOTA H*	1152	53
7306	OSIS	4036 MAVERICK AV	87900*	N	2	2.0	1AG	N		OTHER	* 1249	53

ML#	BROK	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
91613	CBC	4549 GALLUP AVE	82300	N	3	1.0	2NO	N		SARASOTA H*	851	53
88873	CBC	3946 MESA AVE	78000*	N	2	2.0	LAG	N		SOUTH RIDG*	1088	53
91223	CROS	3901 MESA AVE	77183	Y	3	1.0	2NO	N		SOUTH RIDG*	342	53
90620	ROBB	4050 RADNOR PL	71500	N	2	1.0	ONO	N		SPRING LAK*	1040	53
90599	ROCK	4325 BENEVA RD	70900	N	2	1.5	LAC	N		SOUTH GATE*	998	53
86349	TNAY	4824 LAS VEGAS D	39900	N	2	1.5	ONO	N		HOLLYWOOD	0	53
87804	ADV N	4841 RENO DRIVE	27900*	N	2	1.0	2NO	N		HOLLYWOOD *	1036	53

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ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
90512	SNDR	4777 OVERBURY PL	199900	N	3	2.0	2AG	N	RIV	BENT TREE	* 2334	54
88176	ROCK	4848 HAWKSHEAD P	199500	*N	3	2.5	2AG	N	CAN	BENT TREE	* 2196	54
91568	SNDR	4779 OVERBURY PL	144900	N	3	2.0	2AG	N	RIV	BENT TREE	0	54
90902	ADVN	4139 KEATS DRIVE	141897	N	3	2.0	2AG	N		BENT TREE	* 2070	54
88480	MTVR	4577 CHARING CRO	141500	*N	3	2.0	2AG	N		BENT TREE	0	54
91409	SNDR	4224 SOUTHWELL W	141500	N	3	2.0	2AG	N		BENT TREE	* 1797	54
90579	RMXP	6756 MAUNA LOA B	136900	N	4	2.0	2AG	Y		LAKE SARAS*	1540	54
91189	CSCD	6355 SAMOA DR.	129900	N	4	2.0	2AG	Y		LAKE SARAS	0	54
91757	RMXP	3973 WAKE AVE	126500	N	3	2.0	2AG	N		LAKEVIEW E*	1390	54
91192	COLE	4173 WIAKIKI DRI	123500	N	4	2.0	1AG	Y		LAKE SARAS*	1242	54
91708	RMXP	JAVA DR	121900	N	4	2.0	2AG	N		LAKE SARAS	0	54
89214	SNDR	6422 FRIENDSHIP	119900	N	4	2.0	2AG	Y		LAKE SARAS	0	54
86923	RMXP	JAVA DR	119900	N	4	2.0	2AG	N		LAKE SARAS	0	54
90944	VVWH	6571 SAMOA DRIVE	114500	N	3	2.0	2AG	N		LAKE SARAS	0	54
91374	CBC	BEE RIDGE	114500	N	3	2.0	2AG	N		OTHER	0	54
91379	CBC	BEE RIDGE	114500	N	3	2.0	2AG	N		OTHER	0	54
88816	ADVN	4011 PALAU DRIVE	112900	N	3	2.0	2AG	N		LAKE SARAS*	1367	54
90929	RRSV	4121 PALAU DR	110900	N	3	2.0	2AG	Y		LAKE SARAS*	1092	54
91017	MTVR	7336 RANGI DRIVE	109900	*N	3	2.5	1AG	N		LAKE SARAS	0	54
87765	APEX	6371 TARAWA DRIV	109900	N	3	2.0	2AG	N		LAKE SARAS*	1227	54
89444	RMXP	3917 MAUI WAY	108900	*N	3	2.0	2AG	N		LAKE SARAS*	1286	54
89974	RMXP	4142 LANCASTER D	99500	N	2	2.0	2AG	N		LAKE SARAS*	1320	54
86353	RMXP	3926 PALAU DRIVE	99000	N	3	2.0	2AG	N		LAKE SARAS*	1110	54
91721	MNSU	6634 JARVIS	94900	N	2	2.0	2AG	N		LAKE SARAS	0	54
90969	RMXP	3960 VANA DR	85900	*N	3	2.0	0NO	N		LAKE SARAS*	1338	54
91147	ASTR	4045 PALAU DRIVE	72900	N	2	1.0	1AG	N		LAKE SARAS*	792	54

*** A ***

ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
91422	SRGI	8864 HUNTINGTON	199900	N	4	3.0	2AG	Y		HUNTINGTON*	2292	63
89331	SNDR	6722 PASEO CASTI	189900	N	2	2.0	2AG	Y		MARBELLA *	1792	63
87333	SRGI	9587 KNIGHTSBRID	185000	N	2	2.5	2AG	Y	LAK	STONEBROO*	1781	63
87365	SRGI	3895 KINGSTON BL	184900	N	4	3.0	2AG	Y		GULF GATE *	2023	63
90702	SNDR	4087 WESTBOURNE	184900*	N	3	2.0	2AG	N	LAK	STONEBROO*	1670	63
88686	NITA	4048 MIRA LAGO	182500	N	2	2.0	2AG	N		MIRA LAGO *	1655	63
90119	ROCK	4033 VIA MIRADA	179971*	N	2	2.0	2AG	N	LAK	MARBELLA	0	63
88500	ADV N	6258 BUCKINGHAM	179900	N	3	2.0	2AG	Y	LAK	WELLINGTON	0	63
86488	RMXP	4579 LAS BRISAS	179900*	N	2	2.0	2AG	N		PRESTANCIA*	2047	63
87086	PRGI	4021 JARDIN LANE	179900	N	2	2.0	2AG	N		MIRA LAGO *	1600	63
88726	VRCR	4308 KINGSTON LO	179900	N	3	2.0	2AG	Y		GULF GATE *	1988	63
90966	SRGI	7349 REGINA ROYA	179500	N	2	2.0	2AG	N	LAK	PRESTANCIA	0	63
90895	REXS	4130 HEARTHSTONE	178500	N	3	2.0	2AG	N		HUNTINGTON*	2076	63
86161	PRGI	8021 BOBCAT CIRC	176500	N	2	2.0	2AG	N		DEER CREEK	0	63
88507	RYNG	9731 KNIGHTSBRID	169900	N	2	2.0	2AG	N		STONEBROO*	1488	63
89424	ROCK	4050 JARDIN LANE	166500	N	2	2.0	2AG	N		MIRA LAGO	0	63
90628	RMXP	4012 JARDIN LANE	166000	N	2	2.0	2AG	N		MIRA LAGO *	1464	63
89502	CRIS	6923 EASTON COUR	165000	N	4	3.0	2AG	N		GULF GATE *	2023	63
91727	BUDG	6517 WATERFORD C	163900	N	3	2.0	2AG	N	RIV	GULF GATE *	1717	63
88922	PRGI	4921 THAMES LANE	163000	N	3	2.0	2AG	Y		WELLINGTON*	1463	63
91726	REXS	3888 KINGSTON BL	162900	N	3	2.0	2AG	Y	LAK	GULF GATE *	1656	63
88737	PRGI	3994 VIA MIRADA	160000	N	2	2.0	2AG	N		MARBELLA *	1704	63
87364	SNDR	4316 KINGSTON LO	159900*	N	3	2.0	2AG	Y		GULF GATE *	1614	63
90456	REXS	3825 EASTON ST	159900	N	3	2.0	2AG	Y		GULF GATE *	1609	63
86144	PRGI	3823 KINGSTON BL	154900	N	3	2.0	2AG	Y		GULF GATE *	1496	63
90249	RMXP	5033 STURBRIDGE	139000	N	3	2.0	2AG	N		WELLINGTON*	1411	63
90085	ROCK	6015 APPROACH RO	138000	N	3	2.0	2AG	Y		SUNRISE *	1422	63
89910	PRGI	5921 APPROACH RD	134500	N	3	2.0	2AG	Y		SUNRISE *	1443	63
86240	PRGI	6039 BENEVA RD	79900*	N	2	2.0	1AG	N		CLARK LAKE		63

SARASOTA [REDACTED] OC. OF REALTORS

923 [REDACTED]

09/22/98 SARASOTA USER

*** A ***

ML#	BROKER	ADDRESS	PRICE	RP	BD	BA	PK	PL	WTR	SUB	SF-LA	A#
90761	MTVR 6217	GOLDFINCH S	194900	N	4	3.0	2AG	N		LAKWOOD	0	64
89822	WCRE 6305	HAWKINS ROA	139900	N	3	3.0	2AG	N		LAKWOOD	* 1574	64

APPENDIX B
LIST OF APARTMENT COMPLEXES

APARTMENT COMPLEX	TOTAL UNITS	EFF.		1 BR.		2 BR.		3 BR.		VL - Very Low L - Low M - Moderate
		#	RENT	#	RENT	#	RENT	#	RENT	
1. Alhambra 1851 Beneva Road Sarasota 941-922-7405	128			50	\$595-\$605	60	\$690-\$740	18	\$805-\$850	110 - L 18 - M
2. Central Park II 850 South Tamiami Trail Sarasota 941-362-0846	180			94	\$775-\$825	86	\$875-\$900			47 - L 133 - M
3. Cimarron Lake 5479 DeSoto Parkway Sarasota 941-351-4406	167			87	\$545-\$580	80	\$700-\$770			167 - L
4. Club Mar 2725 Club Mar Drive Sarasota 941-366-5561	248			129	\$535	119	\$655-\$690			248 - L
5. Colonial Grand - Palm Aire 8445 Gardens Circle Sarasota 941-359-2202	248			97	\$619-\$739	117	\$799-\$889	34	\$915-\$1,015	156 - L 92 - M
6. Hidden Acres 1284 Hidden Acres Circle East Sarasota 941-753-6882	94	9	\$395	66	\$489	19	\$610-\$620			75 - VL 19 - L
7. Hunter's Glen 2562 10 th Street Sarasota 941-365-2478	165			64	\$595-\$640	78	\$695-\$740	23	\$780-\$820	154 - L 11 - M
8. Huntington Place 3201 Huntington Place Drive Sarasota 941-951-1033	252			131	\$595-\$655	121	\$685-\$780			252 - L

APARTMENT COMPLEX	TOTAL UNITS	EFF.		1 BR.		2 BR.		3 BR.		VL = Very Low L = Low M = Moderate
		#	RENT	#	RENT	#	RENT	#	RENT	
9. The Lexington 3510 Cheshire Square Sarasota 941-366-5833	267			96	\$570-\$595	120	\$660-\$685	39 12 4BR.	\$805-\$860 \$905	216 - L 51 - M
10. Marlin Lakes 1000 Marlin Lakes Circle Sarasota 941-371-6335	350			137	\$605-\$756	165	\$785-\$830	48	\$890-\$935	220 - L 130 - M
11. Palm Place 7693 Alicia Lane Sarasota 941-355-8366	80	8	\$390	56	\$500	16	\$610-\$625			8 - VL 72 - L
12. Park Vista 900 LaCosta Circle Sarasota 941-366-9432	108			56	\$525	52	\$565-\$585			108 - L
13. Savannah 4055 Mac Eachen Boulevard Sarasota 941-922-6700	80			42	\$625	38	\$699			80 - L
14. Shadowood 1927 Sanford Circle Sarasota 941-355-2426	139	14	\$385	97	\$449	28	\$599			111 - VL 28 - L
15. Summer Cove 7887 N. Lockwood Ridge Rd. Sarasota 941-359-0558	224			87	\$675-\$775	105	\$860-\$925	32	\$1,025	87 - L 137 - M
16. Summit Heron's Run 175 Heron's Run Drive Sarasota 941-377-7360	274			52 96 30	\$620 \$655-\$685 \$810	96	\$830-\$870			178 - L 96 - M

APARTMENT COMPLEX	TOTAL UNITS	EFF.		1 BR.		2 BR.		3 BR.		VL - Very Low L - Low M - Moderate
		#	RENT	#	RENT	#	RENT	#	RENT	
17. Summit McIntosh 4449 McIntosh Park Sarasota 941-377-7161	212			53 53	\$650 \$735	53 53	\$860 \$905			106 - L 106 - M
18. Sunridge 929 Sunridge Drive Sarasota 941-355-6142	93					48	\$750-\$780	45	\$900-\$920	48 - L 45 - M
19. Timber Chase 419 North Briggs Avenue Sarasota 941-954-0810	165			82	\$655-\$705	83	\$760-\$810			124 - L 41 - M
20. Timber Lake - Palm Aire 8226 60 th Street Circle East Sarasota 941-351-3595	260			87 87	\$565-\$585 \$590-\$635	86	\$760-\$780			260 - L
21. Turnbury Park 6104 Turnbury Park Drive Sarasota 941-360-9001	286			28 86	\$735 \$750	86 50	\$885 \$955	36	\$1,090	114 - L 172 - M
22. The Tuscan 6001 Medici Court Sarasota 941-351-7266	400			144	\$650-\$690	176	\$790-\$910	80	\$990-\$1,020	232 - L 168 - M
23. Woodbury* 955 53 rd Street East Bradenton 941-745-1305	270			240	\$456	21	\$535	9	\$629	240 - VL 30 - L

APARTMENT COMPLEX	TOTAL UNITS	EFF.		1 BR.		2 BR.		3 BR.		VL = Very Low L = Low M = Moderate 70 - L
		#	RENT	#	RENT	#	RENT	#	RENT	
24. Woodfield 2121 Wood Street Sarasota 941-366-7461	70			20	\$600	50	\$650			
TOTALS	4,760	31	Efficiencies	2,347	1 Bedroom	2,006	2 Bedrooms	364	3 Bedrooms	434 - VL 3,126 - L 1,200 - M
								12	4 Bedrooms	

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

LAND USE SCHEDULE

USE	ACRES	SQ. FT.	UNITS
RESIDENTIAL	794.2		3,197
REGIONAL COMMERCIAL	64.8	1,940,000	
COMMUNITY COMMERCIAL	37.5	387,000	
HIGHWAY COMMERCIAL	58.0	400,000*	
BUSINESS	101.1	1,986,000	
NIGHT-OF-WAY	378.4		
RECREATION	200.4		
WETLANDS	374.9		
LAKES	284.8		
OPEN SPACE	270.0		
TOTAL	3427	2,899,000	3,197

* Includes 200 room hotel



LEGEND

- TEMPERATE HARDWOODS
- LIVE OAKS
- LAKES
- STREAMS & LAKE SWAMPS (T.B.A.P.C.)
- SHRUB PONDS & SLOUGHS (T.B.A.P.C.)
- MIXED WETLAND HARDWOODS (T.B.A.P.C.)
- FRESHWATER MARSHES
- WET PALMS
- WETLAND RETENTION AREAS
- EXISTING WATER WELLS

(T.B.A.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS



REVISION 25, 2000 Sheet 1 of 2
MAP H

MASTER DEVELOPMENT PLAN University Lakes

A PLANNED DEVELOPMENT
By Schroeder-Munroe, Inc.

WILSON, MILLER, BARTON & PEEK, INC.

4000 Professional Parkway, Suite 200
Boca Raton, Florida 33433-5476
(561) 997-8800 Fax (561) 997-8818

MATCHLINE



LAND USE SCHEDULE

USE	ACRES	SQ. FT.	UNITS
RESIDENTIAL	783.2		2,877
RESIDENTIAL	84.2	1,040,000	
COMMUNITY COMMERCIAL	57.2	571,000	
HOUSING COMMERCIAL	84.2	4,040,000*	
RECREATION	783.2	1,040,000	
WETLANDS	284.4		
WETLANDS	274.2		
WETLANDS	84.2		
OPEN SPACE	284.2		
TOTAL	2,877		2,877

* Assumed 500 sqm from 1988

LEGEND

- TEMPERATE HARDWOODS
- LIVE OAKS
- LAKES
- STREAM & LAKE SWAMPS (T.B.A.P.C.)
- ISLAND PONDS & SLOUGHS (T.B.A.P.C.)
- MIXED WETLAND HARDWOODS (T.B.A.P.C.)
- FRESHWATER MARSHES
- WET PRAIRIES
- WETLAND RETENTION AREAS
- EXISTING WATER WELLS
- TOWN AND REGIONAL PLANNING COUNCIL CONSERVATION AREAS (T.B.A.P.C.)

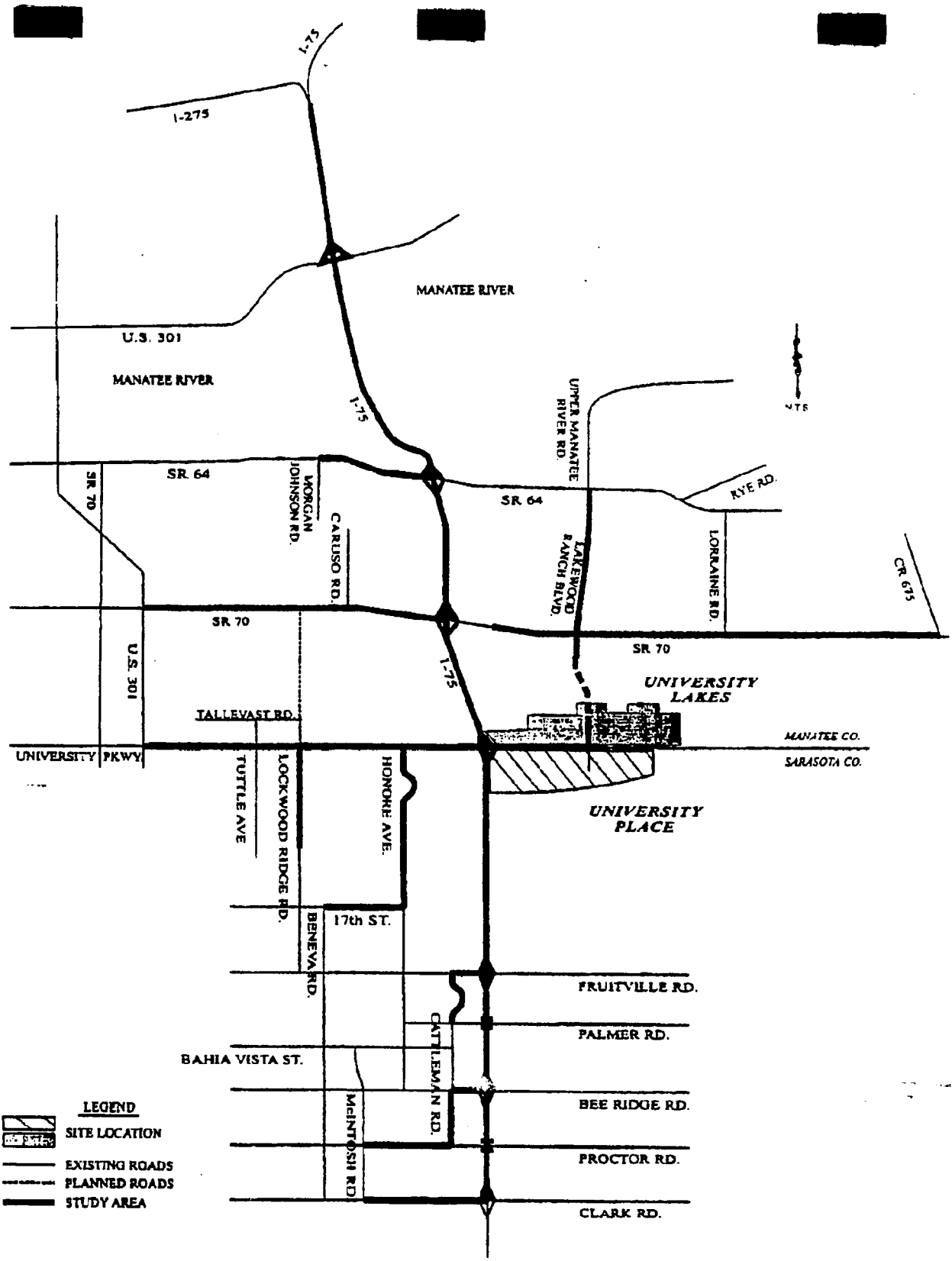
Approved June 1, 1988 Ord. 85-03
 Amended October 28, 1988 Ord. 85-03
 Amended January 28, 1989 Ord. 86-4-1
 Amended October 28, 1987 Ord. 87-4-8
 Amended December 16, 1987 Ord. 87-50
 Proposed Amendment February 22, 2000



MASTER DEVELOPMENT PLAN

University Lakes

A PLANNED DEVELOPMENT
 By Schroeder-Manasse, Inc.

WILSON, MILLER, BARTON & PEEK, INC.
 688 Professional Parkway East, Suite 100
 Springdale, North Carolina 27283-1111
 (919) 807-8600 Fax (919) 807-8618



- LEGEND**
-  SITE LOCATION
 -  EXISTING ROADS
 -  PLANNED ROADS
 -  STUDY AREA



REVISED MAP J
Transportation Study Network

University Lakes

February 22, 2000

ATTACHMENT #6

LEGAL DESCRIPTION FOR

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

COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 35 S., RANGE 19 E., FOR A POINT OF BEGINNING; THENCE N00°22'41" E, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2656.57 FT. TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 29; THENCE S 89°30'30" E, ALONG THE NORTH LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 1337.72 FT. TO THE NORTHEAST CORNER OF THE WEST ½ OF SAID SOUTHWEST ¼; THENCE S 00°27'02" W, ALONG THE EAST LINE OF SAID WEST ½ OF THE SOUTHWEST ¼, A DISTANCE OF 2656.59 FT. TO THE SOUTHEAST CORNER OF SAID WEST ½ OF THE SOUTHWEST ¼; THENCE S 89°30'25" E, ALONG THE SOUTH LINE OF SAID SECTION 29 (ALSO BEING THE NORTH LINE OF SECTION 32, TOWNSHIP 35 S., RANGE 19 E.), A DISTANCE OF 4003.06 FT. TO THE SECTION CORNER COMMON TO SECTION 28, 29, 32 AND 33, TOWNSHIP 35 S., RANGE 19 E.; THENCE N 00°40'07" E, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2236.01 FT.; THENCE S 89°31'24" E, PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 AND 3077.34 FT. SOUTHERLY THEREFROM, A DISTANCE OF 2665.72 FT. TO THE INTERSECTION WITH THE EAST LINE OF THE WEST ½ OF SAID SECTION 28; THENCE S 00°45'47" W, ALONG THE EAST LINE OF SAID WEST ½, A DISTANCE OF 2236.80 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 28; THENCE S 89°30'25" E, ALONG THE SOUTH LINE OF SAID SECTION 28 (ALSO BEING THE NORTH LINE OF SECTION 33, TOWNSHIP 35 S., RANGE 19 E.), A DISTANCE OF 2662.03 FT. TO THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S 01°24'24" W, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 6019.29 FT. TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE N 89°58'32" W, ALONG THE SOUTH LINE OF SAID SECTION 33 (ALSO BEING THE COMMON LINE BETWEEN MANATEE AND SARASOTA COUNTIES), A DISTANCE OF 5320.24 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 33 (SAME BEING THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 35 S., RANGE 19 E.); THENCE N 89°58'32" W, ALONG THE SOUTH LINE OF SAID SECTION 32, AND THE COUNTY LINE, A DISTANCE OF 5320.24 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 32 (SAME BEING THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 35 S., RANGE 19 E.); THENCE N 89°58'32" W, ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE COUNTY LINE, A DISTANCE OF 4602.00 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00°37'10" E, ALONG THE WEST LINE OF SAID SECTION 31, ALSO BEING THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD NO. 93 (INTERSTATE 75), A DISTANCE OF 615.95 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 67°41'09" E, 216.00 FT.; THENCE RUN NORTHEASTERLY, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°57'32", A DISTANCE OF 248.66 FT. TO THE P.T. OF SAID CURVE; THENCE N 88°16'24" E, ALONG THE LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD NO. 93 (I-75) - "UNIVERSITY PARKWAY" INTERCHANGE, A DISTANCE OF 628.74 FT.; THENCE S 89°27'41" E, ALONG SAID LIMITED ACCESS INTERCHANGE RIGHT-OF-WAY, A DISTANCE OF 298.75 FT. TO THE EASTERLY END OF SAID LIMITED ACCESS INTERCHANGE RIGHT-OF-WAY; THENCE CONTINUE S 89°25'29" E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF "UNIVERSITY PARKWAY", A DISTANCE OF 133.18 FT.; THENCE N 00°34'14" E, ALONG THE EASTERLY END OF SAID "UNIVERSITY PARKWAY" RIGHT-OF-WAY, A DISTANCE OF 336.00 FT.; THENCE N 89°26'21" W, ALONG THE NORTH LINE OF A 60 FT. WIDE F.D.O.T. SERVICE ROAD RIGHT-OF-WAY, WHICH LIES PARALLEL AND CONTIGUOUS WITH THE NORTHERLY SIDE OF "UNIVERSITY PARKWAY", A DISTANCE OF 606.88 FT.; THENCE N 85°37'30" W, ALONG SAID SERVICE ROAD RIGHT-OF-WAY, A DISTANCE OF 460.53 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 396.00 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID SERVICE ROAD RIGHT-OF-WAY, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°45'40", A DISTANCE OF 191.87 FT. TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 31, TOWNSHIP 35 S., RANGE 19 E., SAME BEING THE EAST LINE OF SECTION 36, TOWNSHIP 35 S., RANGE 18 E., (THE RANGE LINE); THENCE S 01°15'38" W, ALONG THE COMMON LINE BETWEEN SAID SECTION 31 AND 36 (THE RANGE LINE), SAME BEING THE

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

ALSO:

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

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N 01°24'24" E, ALONG THE WESTERLY LINE OF SAID SECTION 34, A DISTANCE OF 6019.33 FT. TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N 89°57'56" E, ALONG THE NORTHERLY LINE OF SAID SECTION 34, A DISTANCE OF 120.02 FT.; THENCE S 00°51'27" W, A DISTANCE OF 1.87 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2190.00 FT. AND A CENTRAL ANGLE OF 13°14'44"; THENCE ALONG THE ARC IN A SOUTHERLY DIRECTION, AN ARC DISTANCE OF 506.28 FT. TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 12°23'18" E., A DISTANCE OF 982.01 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3060.00 FT. AND A CENTRAL ANGLE OF 10°28'18"; THENCE ALONG THE ARC IN A SOUTHERLY DIRECTION, A DISTANCE OF 559.26 FT. TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 01°55'00" E., A DISTANCE OF 2240.90 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10560.00 FT. AND A CENTRAL ANGLE OF 01°56'28"; THENCE ALONG THE ARC IN A SOUTHERLY DIRECTION, A DISTANCE OF 357.76 FT. TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 00°01'28" W, A DISTANCE OF 1402.77 FT. TO THE SOUTHERLY LINE OF SAID SECTION 34; THENCE N 89°58'32" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 678.98 FT. TO THE POINT OF BEGINNING.

TOGETHER WITH AND INCLUDING THE FOLLOWING TWO PARCELS OF LAND:

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

AND

COMMENCE AT THE ABOVE DESCRIBED POINT "A"; THENCE S 89°30'30" E, ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 129.28 FT. TO THE POINT OF BEGINNING, AT A POINT ON THE ARC OF A CURVE

WHOSE RADIUS POINT BEARS S 49°26'14" E, A DISTANCE OF 295.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°12'50", A DISTANCE OF 16.55 FT.; THENCE S 46°13'24" E, A DISTANCE OF 18.02 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SW ¼; THENCE N 89°30'30" W, ALONG THE NORTH LINE OF THE SW ¼, A DISTANCE OF 24.12 FT. TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO PARCELS OF LAND:

COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 35 S., RANGE 19 E.; THENCE N 00°22'41" E, ALONG THE WEST LINE OF SECTION 29, A DISTANCE OF 2656.57 FT. TO THE NORTHWEST CORNER OF THE SW ¼ OF SECTION 29, ALSO BEING THE SOUTHWEST CORNER OF THE NW ¼ OF SECTION 29; THENCE S 89°30'30" E, ALONG THE SOUTH LINE OF SAID NW ¼, A DISTANCE OF 298.54 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°30'30" E, ALONG THE SOUTH LINE OF SAID NW ¼, A DISTANCE OF 129.28 FT. TO A POINT HEREINAFTER CALLED POINT "B" ALSO BEING A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT BEARS S 49°26'14" E, A DISTANCE OF 295.00 FT.; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°55'45", A DISTANCE OF 61.42 FT.; THENCE N 61°21'58" W, A DISTANCE OF 107.63 FT. TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE ABOVE DESCRIBED POINT "B"; THENCE S 89°30'30" E, ALONG THE SOUTH LINE OF SAID NW ¼, A DISTANCE OF 24.12 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°30'30" E, ALONG THE SOUTH LINE OF SAID NW ¼, A DISTANCE OF 767.44 FT.; THENCE S 00°29'12" W, A DISTANCE OF 46.03 FT.; THENCE N 89°30'48" W, A DISTANCE OF 469.78 FT.; THENCE N 61°13'53" W, A DISTANCE OF 51.46 FT.; THENCE S 85°03'09" W, A DISTANCE OF 131.05 FT.; THENCE S 33°11'55" W, A DISTANCE OF 59.75 FT.; THENCE N 46°13'24" W, A DISTANCE OF 123.10 FT. TO THE POINT OF BEGINNING.

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

CONTAINING A NET OF 2421.74 ACRES MORE OR LESS.



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 2nd day of

March 2000
R.B. SHORE
Clerk of Circuit Court

By: Robin Liberty D.C.

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
MEMBER OF THE FLORIDA CABINET



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Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board
RINGLING MUSEUM OF ART

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

FILED FOR RECORD
MAR 6 11 25 AM '00

March 3, 2000

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

Attention: Janene Kearney, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated February 29, 2000 and certified copies of Manatee County Ordinance Nos. PDMU-92-01(Z)(G)(R⁶) and 00-45, which were filed in this office on March 3, 2000.

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

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/bn

Enclosure

RECEIVED

MAR 6 2000

BOARD RECORDS

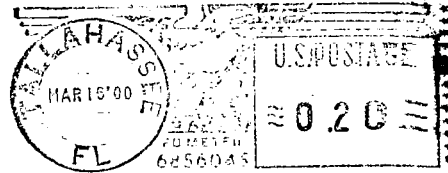
Municipal Code Corporation
info@aail.municode.com
PO Box 2235
Tallahassee, FL 32316-2235

Supplement 13 03/15/2000

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

Ordinance Nos. 00-21 and 00-45.

800-262-2633 fax 850-575-8852 BJJ
Looking for a customer complaint tracking software
We offer a comprehensive software called CCAR
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TO:
Mr. R.B. "Chips" Shore
Clerk of Circuit Court
Manatee County
P. O. Box 1000
Bradenton, FL 34206-1000



Copies to:

B. Tyler

Kim Spatz

me

Planning

*3/6/00
RL*