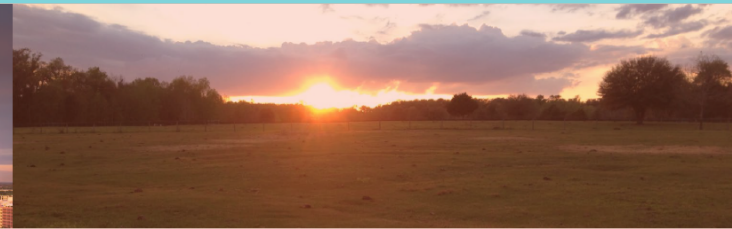
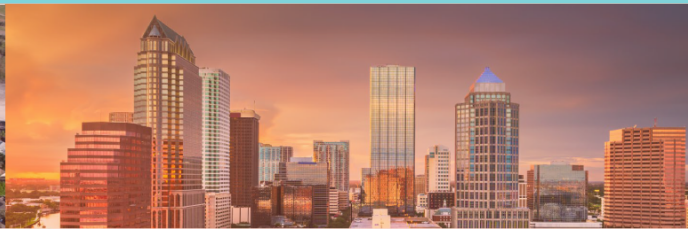


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

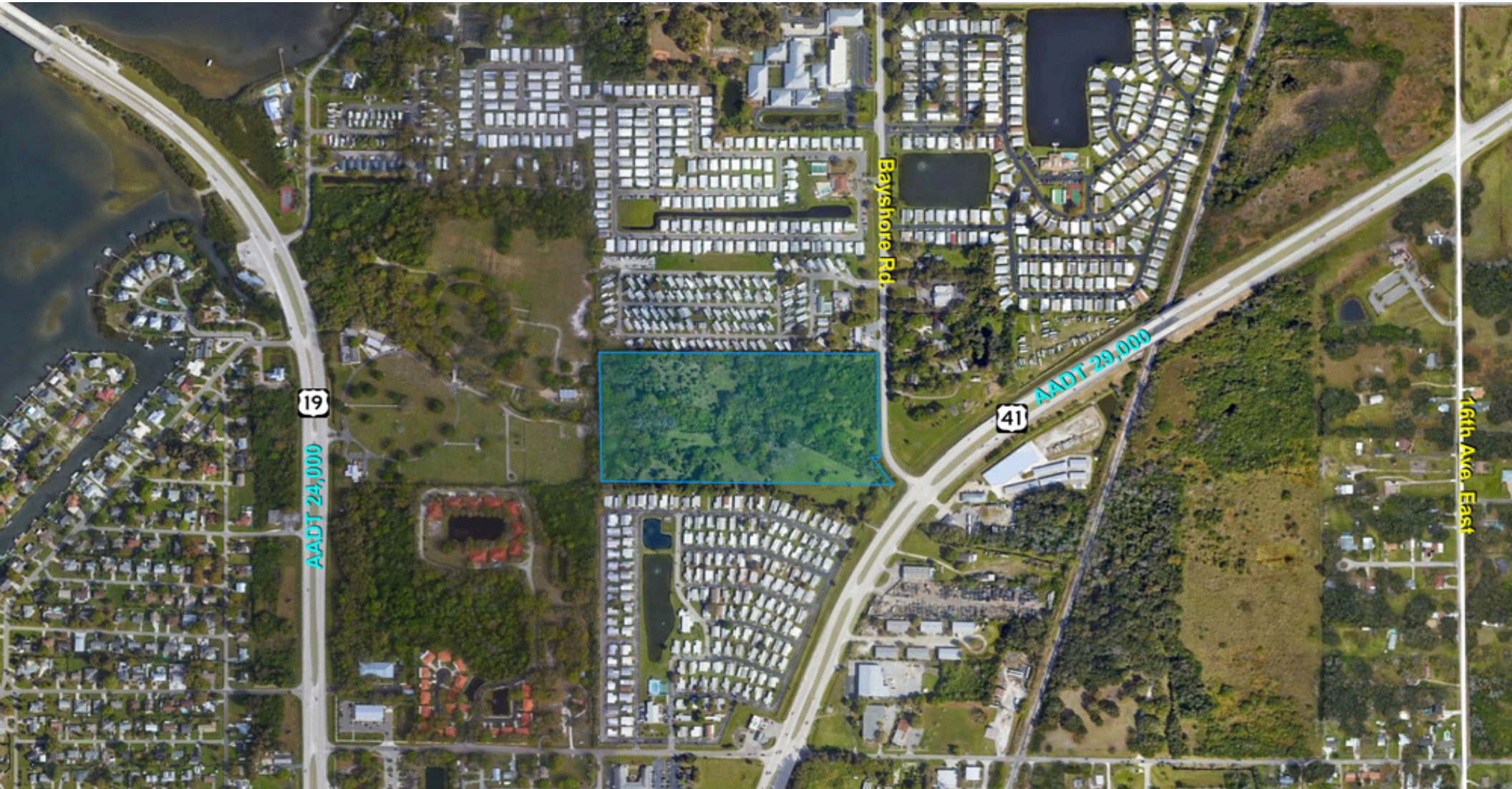
TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)



# Aerial





# Property Description

## PROPERTY DESCRIPTION

This great opportunity is for a Developer to build on a total of 21.1± acres planned for build to rent up to 146 multi-family units in Palmetto, Manatee County, FL. Construction plans are available upon request.

## LOCATION DESCRIPTION

Located in the city of Palmetto, FL. The property has convenient access to Sarasota, St. Petersburg, and Tampa. The property is near the I-75 and I-275 interstates offering quick access to many employment centers. Access can be found off of Bayshore Road via US-41/S Tamiami Trail.

## PROPERTY SIZE

21.1± Acres

## ZONING

PD-R, 150± Units

## FUTURE LAND USE

RES-9, ROR(6 units per acre)

## WATER & SEWER

Located along Bayshore Drive

## PARCEL ID

2247100007

## PROPERTY OWNER

Dune FL Land I SUB, LLC

## PRICE

Contact Broker For Pricing  
**Close with Site Plan Approval**

## BROKER CONTACT INFO

**Bill Eshenbaugh, CCIM, ALC**  
President, Lic. Real Estate Broker  
813.287.8787 x1  
[Bill@TheDirtDog.com](mailto:Bill@TheDirtDog.com)

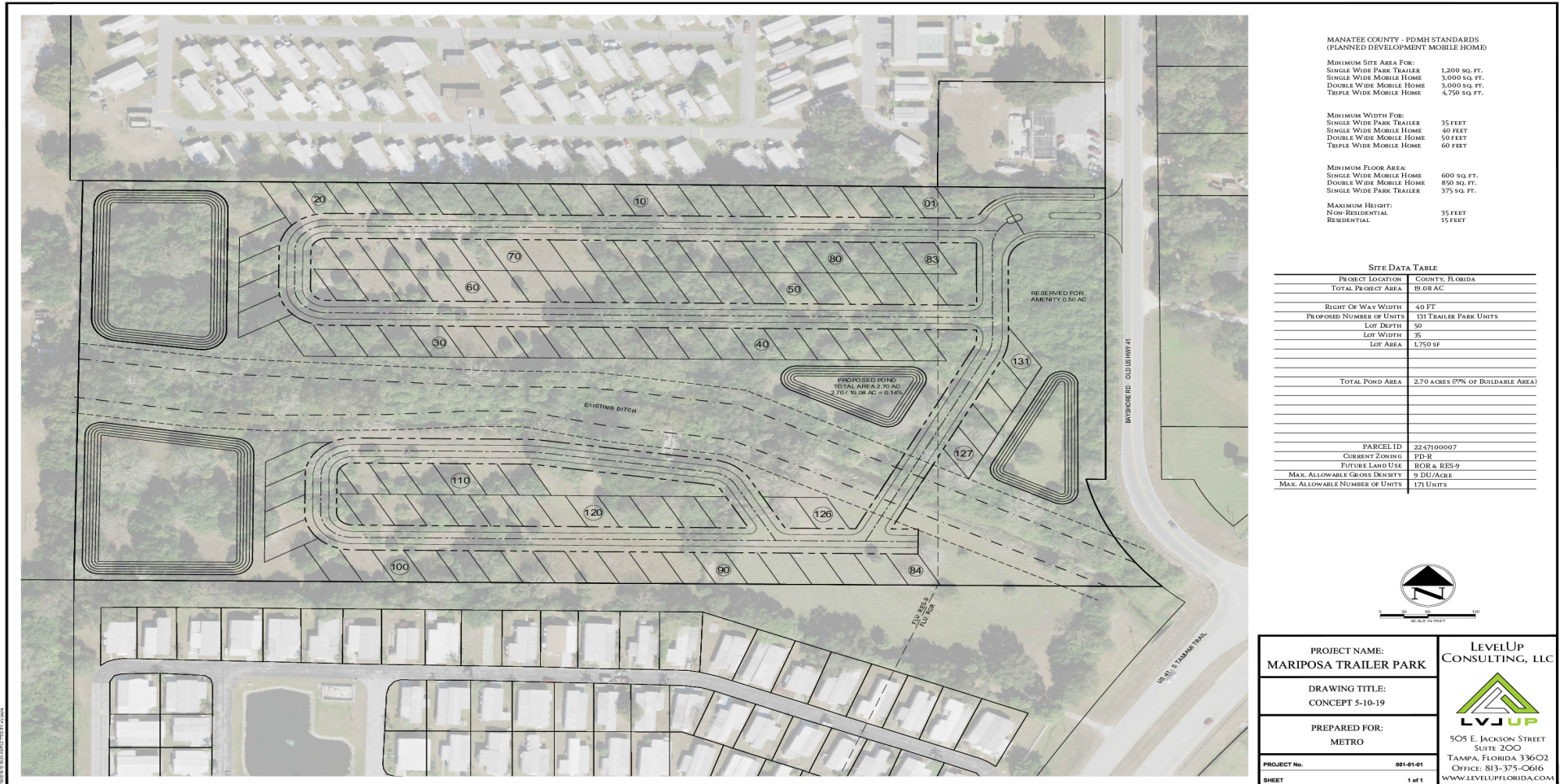
**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)







# Trailer Park Concept



**MANATEE COUNTY - PDMH STANDARDS  
(PLANNED DEVELOPMENT MOBILE HOME)**

MINIMUM SITE AREA FOR:  
 SINGLE WIDE PARK TRAILER 1,200 SQ. FT.  
 SINGLE WIDE MOBILE HOME 3,000 SQ. FT.  
 DOUBLE WIDE MOBILE HOME 3,000 SQ. FT.  
 TRIPLE WIDE MOBILE HOME 4,750 SQ. FT.

MINIMUM WIDTH FOR:  
 SINGLE WIDE PARK TRAILER 35 FEET  
 SINGLE WIDE MOBILE HOME 40 FEET  
 DOUBLE WIDE MOBILE HOME 50 FEET  
 TRIPLE WIDE MOBILE HOME 60 FEET


MINIMUM FLOOR AREA:  
 SINGLE WIDE MOBILE HOME 600 SQ. FT.  
 DOUBLE WIDE MOBILE HOME 850 SQ. FT.  
 SINGLE WIDE PARK TRAILER 375 SQ. FT.

MAXIMUM HEIGHT:  
 NON-RESIDENTIAL 35 FEET  
 RESIDENTIAL 15 FEET

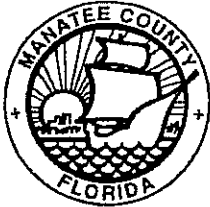
**SITE DATA TABLE**

PROJECT LOCATION	COUNTY, FLORIDA
TOTAL PROJECT AREA	19.08 AC
RIGHT OF WAY WIDTH	40 FT
PROPOSED NUMBER OF UNITS	131 TRAILER PARK UNITS
LOT DEPTH	50
LOT WIDTH	35
LOT AREA	1,750 SF
TOTAL POND AREA	2.70 ACRES (2% OF BUILDABLE AREA)
PARCEL ID	2247100007
CURRENT ZONING	PD-R
FUTURE LAND USE	ICR & RES-9
MAX. ALLOWABLE GROSS DENSITY	9 DU/ACRE
MAX. ALLOWABLE NUMBER OF UNITS	171 UNITS



PROJECT NAME: <b>MARIPOSA TRAILER PARK</b>	LEVELUP CONSULTING, LLC 
DRAWING TITLE: CONCEPT 5-10-19	505 E JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM
PREPARED FOR: METRO	
PROJECT No. 001-07-01	
SHEET 1 of 1	





8742-113-000

Permit  
File  
PMB

# MANATEE COUNTY GOVERNMENT

PLANNING DEPARTMENT  
"TO SERVE WITH EXCELLENCE"

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**COPY**

PLANNING DEPT

JAN 09 2006

MANATEE COUNTY

January 3, 2006

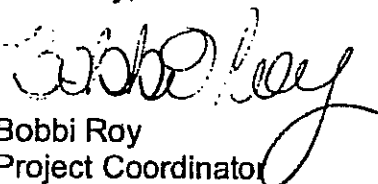
Ms. Peg Bors  
King Engineering Associates, Inc.  
2940 University Parkway  
Sarasota, Florida 34243

Re: PDR-05-01(Z)(P) -- Emmer Rezone

Dear Ms. Bors:

Enclosed for your record is a copy of the approval document for PDR-05-01(Z)(P), that was approved by the Board of County Commission on December 1, 2005.

Sincerely,

  
Bobbi Roy  
Project Coordinator

/br  
Enclosure

cc: Case File



2005 DEC 20 PM 12: 33

MANATEE COUNTY ZONING ORDINANCE  
PDR-05-01(Z)(P)-EMMER REZONE

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE NO. 90-01 (THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF APPROXIMATELY 21.1 ACRES GENERALLY LOCATED AT 5121 NORTH U.S. 41, PALMETTO FROM THE A-1 (SUBURBAN AGRICULTURE, 1 DWELLING UNIT PER ACRE) AND GC (GENERAL COMMERCIAL) ZONING DISTRICTS TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; APPROVING A PRELIMINARY SITE PLAN TO ALLOW 150 LOTS FOR SINGLE-FAMILY ATTACHED RESIDENCES SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; GRANTING SPECIAL APPROVAL FOR A PROJECT ADJACENT TO A PERENNIAL STREAM AND FOR A PROJECT EXCEEDING A DENSITY OF 6 DWELLING UNITS PER ACRE IN THE RES-9 AND R/O/R FUTURE LAND USE CATEGORIES; SETTING FORTH FINDINGS; PROVIDING FOR A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Emmer LLC and Keith and Anne Goulet as the Owners and Metro Development Group, LLC as the Contractor Purchaser (the "Applicant") has filed a rezone application to rezone approximately 21.1 acres described in Exhibit A, attached hereto, (the "Property") from the A-1 (Suburban Agriculture, 1 dwelling unit per acre) and GC (General Commercial) zoning districts to the PDR (Planned Development Residential) zoning district; and

**WHEREAS**, the Applicant has also filed a preliminary site plan application to allow 150 lots for single-family attached residences (the "Project") to be located upon the Property; and

**WHEREAS**, the Applicant has also filed two requests for Special Approval to allow a Project: 1) adjacent to a perennial stream; and 2) exceeding a density of 6 dwelling units per acre in the RES-9 and R/O/R Future Land Use Categories; and

**WHEREAS**, Planning staff recommended approval of the rezone and preliminary site plan applications, subject to the stipulations contained in the Planning Staff report; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on August 11, 2005 to consider the rezone, preliminary site plan, specific approval, and special approval applications, received the Planning Staffs recommendations and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

**WHEREAS**, the Manatee County Planning Commission, as the County's Local Planning Agency, found the rezone and preliminary site plan applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the Planning staff report and the granting of the two special approvals for a Project:

1) adjacent to a perennial stream; and 2) exceeding a density of 6 dwelling units per acre in the RES-9 and R/O/R Future Land Use Categories.

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

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

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

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from the A-1 (Suburban Agriculture, 1 dwelling unit per acre) and GC (General Commercial) zoning districts to the PDR (Planned Development Residential) zoning district.

B. The Board of County Commissioners held a duly noticed public hearing on December 1, 2005, regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. The Board hereby finds that the public purpose and intent of Section 907.9.4 of the Land Development Code has been satisfied to an equivalent degree, and GRANTS Specific Approval for an alternative to Section 907.9.4 to better facilitate the preservation of trees.

Section 2. PRELIMINARY SITE PLAN The Preliminary Site Plan is hereby approved to allow 150 lots for single-family attached residences upon the Property subject to the Stipulations set out below. The Board hereby grants Special Approval for a Project: 1) adjacent to a perennial stream; and 2) exceeding a gross density of 6 dwelling units per acre in the RES-9 and R/O/R Future Land Use Categories, with the following Stipulations:

**STIPULATIONS**

1. Unless otherwise approved by the Planning Department, native xeriscape landscape or drought tolerant materials shall be utilized in common areas. In addition, the developer shall encourage individual homeowners to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual lot owners.
2. All nuisance exotic plant species shall be removed from upland portions of the site prior to Final Plat approval, in accordance with Section 715.4 of the Land Development Code.



3. An Exotic Plant Species Management Plan shall be submitted for review and approval prior to or concurrent with Final Site Plan or Construction Plan review. The management plan shall provide for the continued, phased, removal of nuisance, exotic plant species that become reestablished within the common areas of a residential development and open spaces within non-residential projects, for the life of the project. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to Final Plat approval, in accordance with Section 715.4 of the Land Development Code.
4. Prior to Final Site Plan approval, a copy of the approved SWFWMD permit shall be provided to the Planning Department for review.
5. Existing native vegetation located within any required landscape buffer shall be preserved to the greatest extent possible.
6. Dedication documents for all required rights-of-way shall be approved by the Transportation Department prior to Final Site Plan.
7. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including on individual lots. Prior to Final Site Plan approval applicant shall specify source of irrigation on site plan.
8. The north and south landscape buffers shall include understory trees staggered with canopy trees, every 30 feet on center and a 6' solid decorative fence or wall with the required landscaping on the outside of the wall.
9. Details of the recreation area shall be provided with the Final Site Plan.
10. The minimum front building setback shall be 25' and shall be shown on the Final Site Plan.
11. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Tampa Gap Drain within the project boundaries. In addition, a 25' wide Drainage Maintenance and Access Easement shall be dedicated on the south side of the drain. The access easement shall be on clear and level ground, free of obstructions. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Tampa Gap Drain to maintain, change, improve, clean, repair erosion, or restore the natural changes in the course of the stream bed.
12. Any fill within the 25-year flood plain of Tampa Gap Drain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
13. All residential structures shall be located outside of the post-development 25-year floodplain.

14. The existing 25-year flood elevation along the Tampa Gap Drain shall be utilized as tailwater condition.
15. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.
16. The design of the residences shall be in substantial conformance with the renderings entered into the record for this case.
17. One of the two (2) "potential play areas" shown on the plan shall be constructed as a commercial grade tot lot with shade trees and picnic benches. The other "potential play area" shall be a passive recreation facility. Details of these areas shall be shown on the Final Site Plan.
18. The final design of this project may include up to two (2) emergency access points in locations to be approved with the Final Site Plan.
19. The design and shielding of any on-site lighting for common areas shall comply with Section 709.2.2 of the Land Development Code. In addition, pole and building mounted lights in common areas shall be limited to 12 in height and directed to the interior of the development using horizontal cut-off fixtures. Use of decorative street lights or house lights may be permitted. A lighting plan, showing the detail of the proposed lighting shall be submitted for review and approval by the Planning Department with the Final Site Plan.
20. A 5 sidewalk shall be constructed on the west side of Bayshore Road from the north property line of this project to Palm View School, subject to the availability of right-of-way to do so. A sidewalk shall be designed to insure no drainage impacts to adjacent properties.
21. The Final Site Plan may include an emergency access point to the north, provided an easement for such access point is obtained from the adjoining property owner.
22. The proposed "pedestrian bridge" shall be designed to meet the requirements of Section 719 of the LDC. Additional details demonstrating compliance with this requirement shall be submitted to the Planning Department for review concurrently with the Final Site Plan.
23. There shall be a full 25-year attenuation on all stormwater ponds within the development.
24. The boulevard entrance shall be constructed to meet the requirements for two means of access pursuant to Section 712.2.8 From the edge of right-of-way of Bayshore Road inward to the first intersection with internal road(s), each travelway shall measure 24' minimum and the median shall measure 22' minimum. This shall be shown with the Final Site Plan.



25. The gated entrance for the project shall provide permanent access to Manatee County for maintenance of those facilities dedicated to Manatee County. This shall be shown with the Final Site Plan.
26. The pool/cabana facility and related parking area shall meet all minimum setbacks required by the Land Development Code with the Final Site Plan.
27. Prior to Final Plat approval all school impact fees shall be paid.
28. A fence shall be placed on the west side of the project. Landscaping on the west side of project may be located inside the fence.

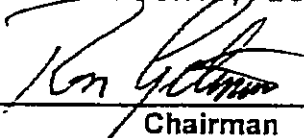
Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the Property identified in Exhibit A herein from the A-1 (Suburban Agriculture, 1 dwelling unit per acre) and GC (General Commercial) zoning districts to the PDR (Planned Development Residential) zoning district and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. SEVERABILITY. If any section, sentence, clause or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses or provisions of this Ordinance.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 1<sup>st</sup> day of December, 2005.

BY: BOARD OF COUNTY  
COMMISSIONERS  
MANATEE COUNTY, FLORIDA

  
Chairman



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

  
Deputy Clerk

EXHIBT "A"  
LEGAL DESCRIPTION OF THE PROPERTY

BEG AT A CONC MON MARKING THE OCCUPIED SW COR OF THE S1/2 OF THE NE 1/4 OF THE SW 1/4 OF SEC 36-33-17, TH S 89 DEG 10 MIN 24 SEC E, 561.01 FT; TH S 88 DEG 38 MIN 27 SEC E, 242.42 FT; TH S 68 DEG 51 MIN 18 SEC E, 454.09 FT TO A PT ON THE WLY R/W LN OF OLD U S HW 41 (SR #45) SD PT BEING A POINT ON A CURVE, CONCAVE TO THE NW HAVING A RAD OF 963.45 FT; TH NLY, ALONG THE ARC OF SD CURVE & SD WLY R/W LN, THROUGH A CENTRAL ANGLE OF 19 DEG 22 MIN 12 SEC, A DEST OF 325.72 FT (CH = 324.17 FT; CH BEARING = N 12 DEG 04 MIN 02 SEC E) TO THE PT OF INTERSEC OF SD WLY R/W LN & THE WLY R/W LN OF BAYSHORE RD, SD WLY R/W LN BEING A CURVE, CONCAVE TO THE NE, HAVING A RAD OF 209.05 FT; TH NLY, ALG THE ARC OF SD CURVE & SD WLY R/W LN, THROUGH A CENTRAL ANGLE OF 32 DEG 12 MIN 34 SEC, A DIST OF 117.52 FT (CH = 115.98 FT; CH BEARING = N 16 DEG 56 MIN 12 SEC W) TO THE P/T OF SD CURVE; TH N 00 DEG 49 MIN 55 SEC W, ALG SD WLY R/W LN, A DIST OF 49.76 FT; TH N 89 DEG 10 MIN 05 SEC E, ALG SD WLY R/W LN, A DIST OF 32 FT; TH N 00 DEG 49 MIN 55 SEC W, ALG SD WLY R/W LN, A DIST OF 367.34 FT TO A PT LYING N 89 DEG 41 MIN 12 SEC W, 33 FT FROM THE NE COR OF THE S1/2 OF THE NE1/4 OF THE SW 1/4 OF SD SEC 36; TH N 00 DEG 49 MIN 55 SEC W, ALG SD W R/W LN, A DIST OF 10.15 FT; TH N 89 DEG 54 MIN 42 SEC W, 429.31 FT; TH S 45 DEG 05 MIN 18 SEC W, 9.15 FT; TH N 89 DEG 45 MIN 15 SEC W, 854.73 FT; TH S 00 DEG 19 MIN 58 SEC E, 675.85 FT TO THE POB (1641/3709). PI#22471.0000/7



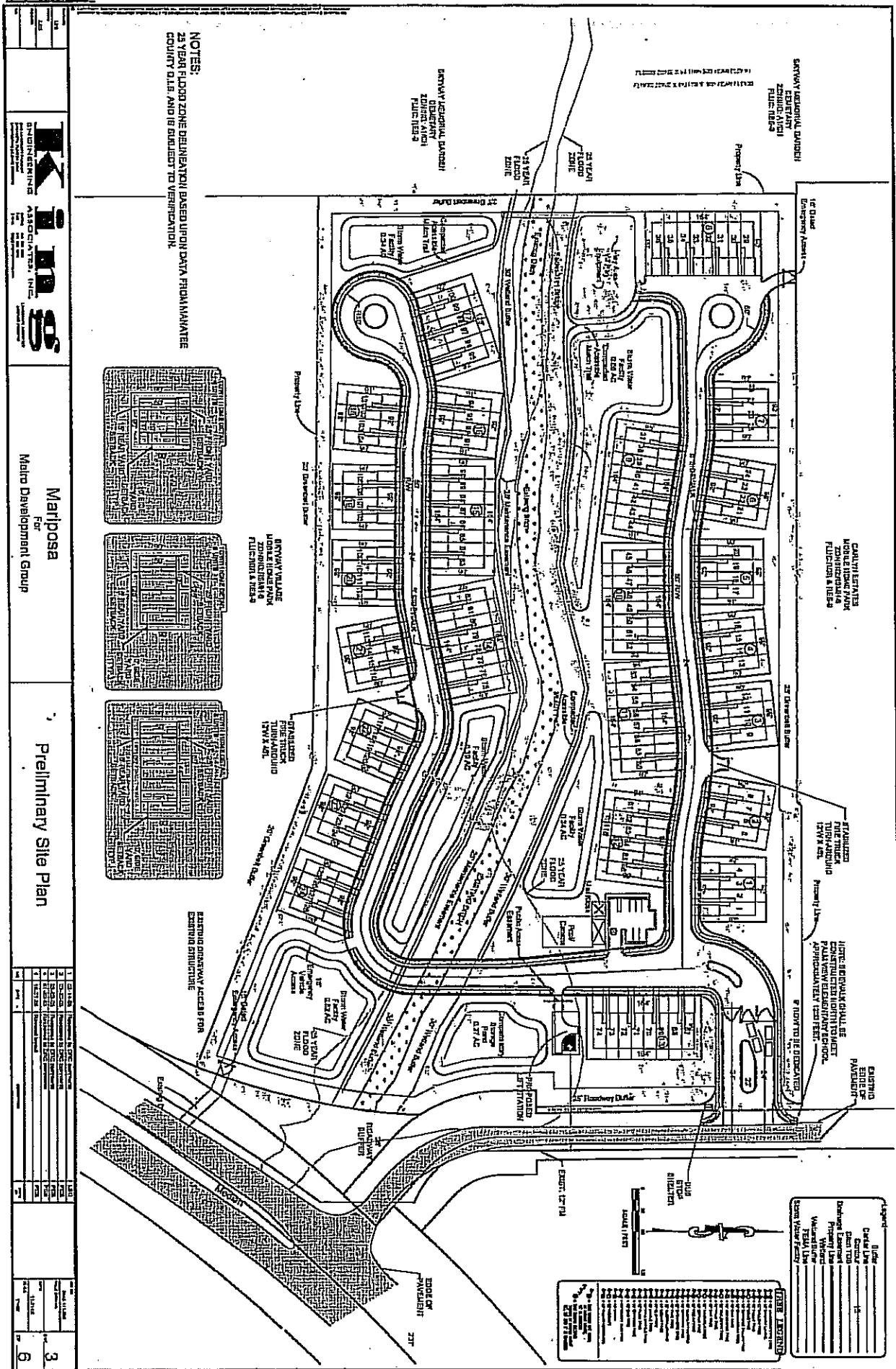
STATE OF FLORIDA, COUNTY OF MANATEE  
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 9<sup>th</sup> day of December, 2005.

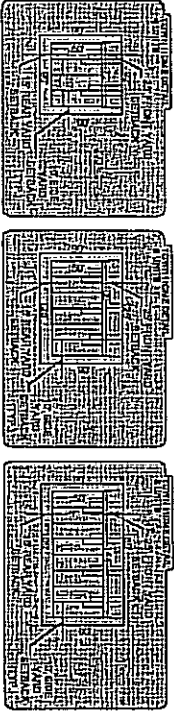
R.B. SHORE  
Clerk of Circuit Court

By: Diane E. Vallman

# APPROVED ZONING PLAN.



**NOTES:**  
 25 YEAR FLOOD ZONE DELINEATION BASED UPON DATA FROM MARIPOSA COUNTY O.L.B. AND IS SUBJECT TO VERIFICATION.



**KIMCO**  
 ENGINEERING ASSOCIATES, INC.

Mariposa  
 For  
 Metro Development Group

Preliminary Site Plan

1	DATE	BY	REVISED
2	DATE	BY	REVISED
3	DATE	BY	REVISED
4	DATE	BY	REVISED
5	DATE	BY	REVISED
6	DATE	BY	REVISED

**EXHIBIT A LEGEND**

Green Line	City Limits
Red Line	County Limits
Blue Line	Proposed Right-of-Way
Orange Line	Water Right
Yellow Line	Electric Right-of-Way
Purple Line	Gas Right-of-Way
Brown Line	Sewer Right-of-Way
Grey Line	Other Right-of-Way

**PROPERTY INFORMATION**

Parcel No.	Acres
1	0.15
2	0.15
3	0.15
4	0.15
5	0.15
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# Proposed Plan



# Demographics Map & Report

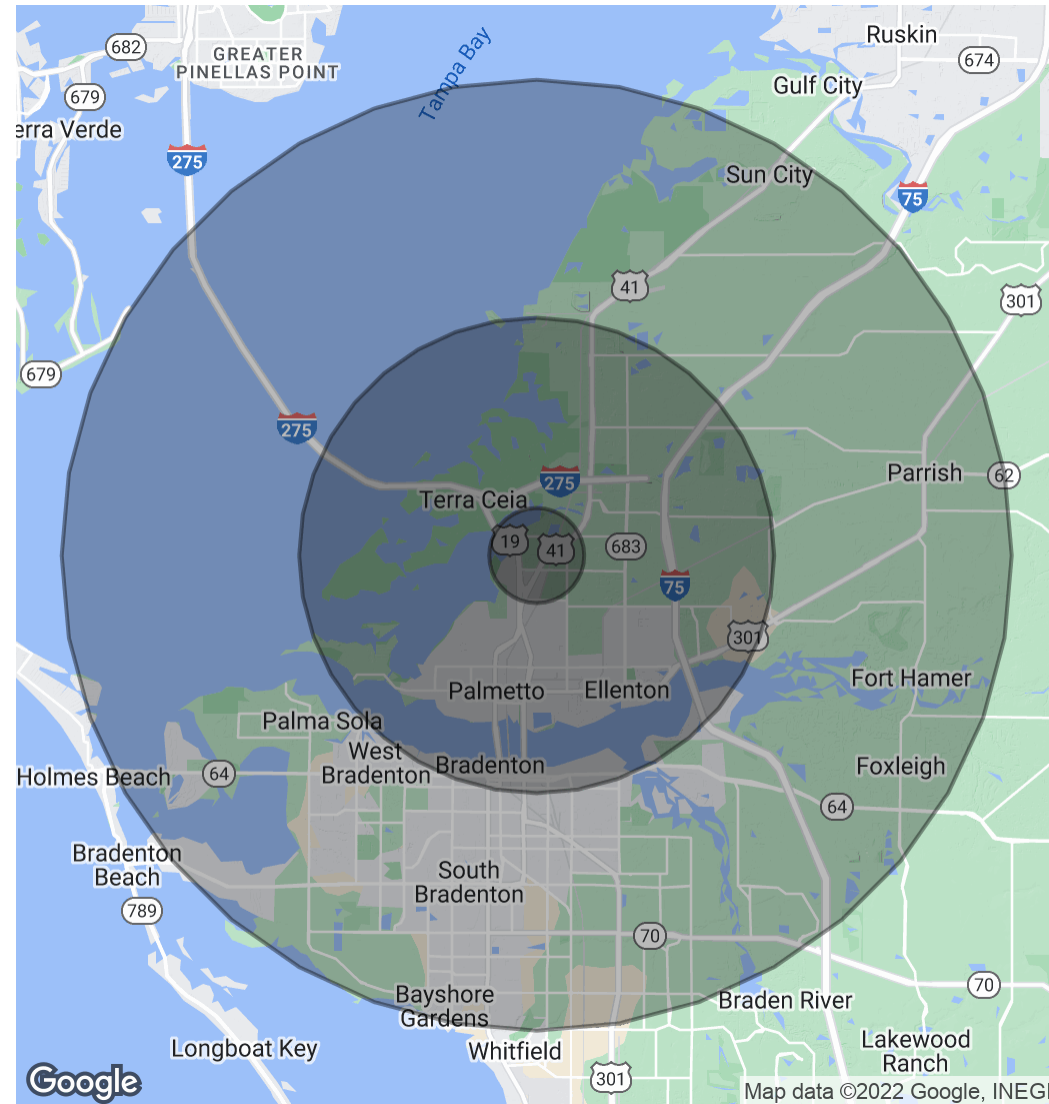
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	605	36,508	195,981
Average age	55.8	46.8	44.2
Average age (Male)	52.7	46.1	43.4
Average age (Female)	59.7	47.4	45.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	238	14,618	78,834
# of persons per HH	2.5	2.5	2.5
Average HH income	\$47,364	\$52,890	\$57,794
Average house value	\$130,353	\$173,674	\$233,584

\* Demographic data derived from 2010 US Census

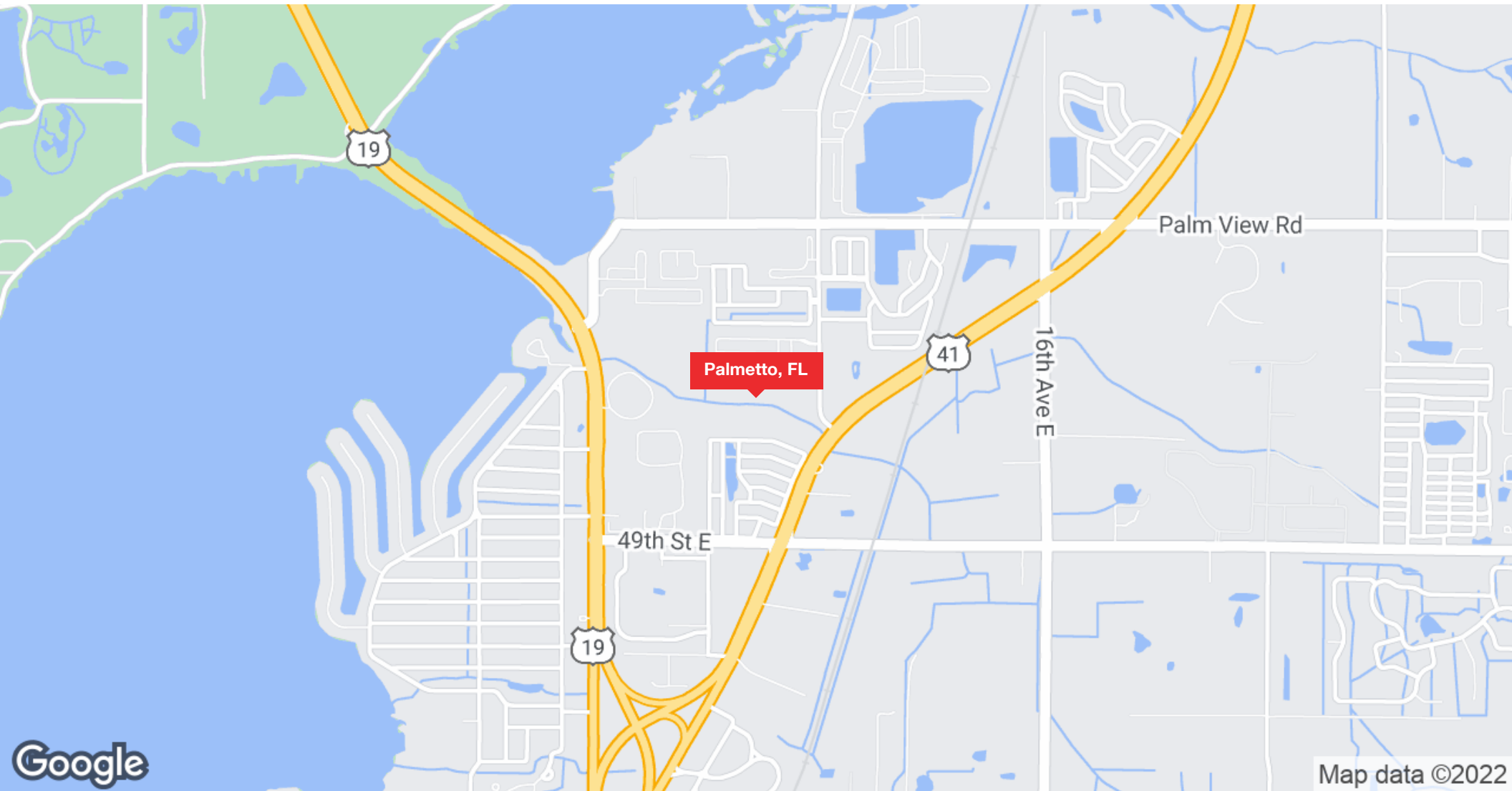


**Eshenbaugh**  
LAND COMPANY



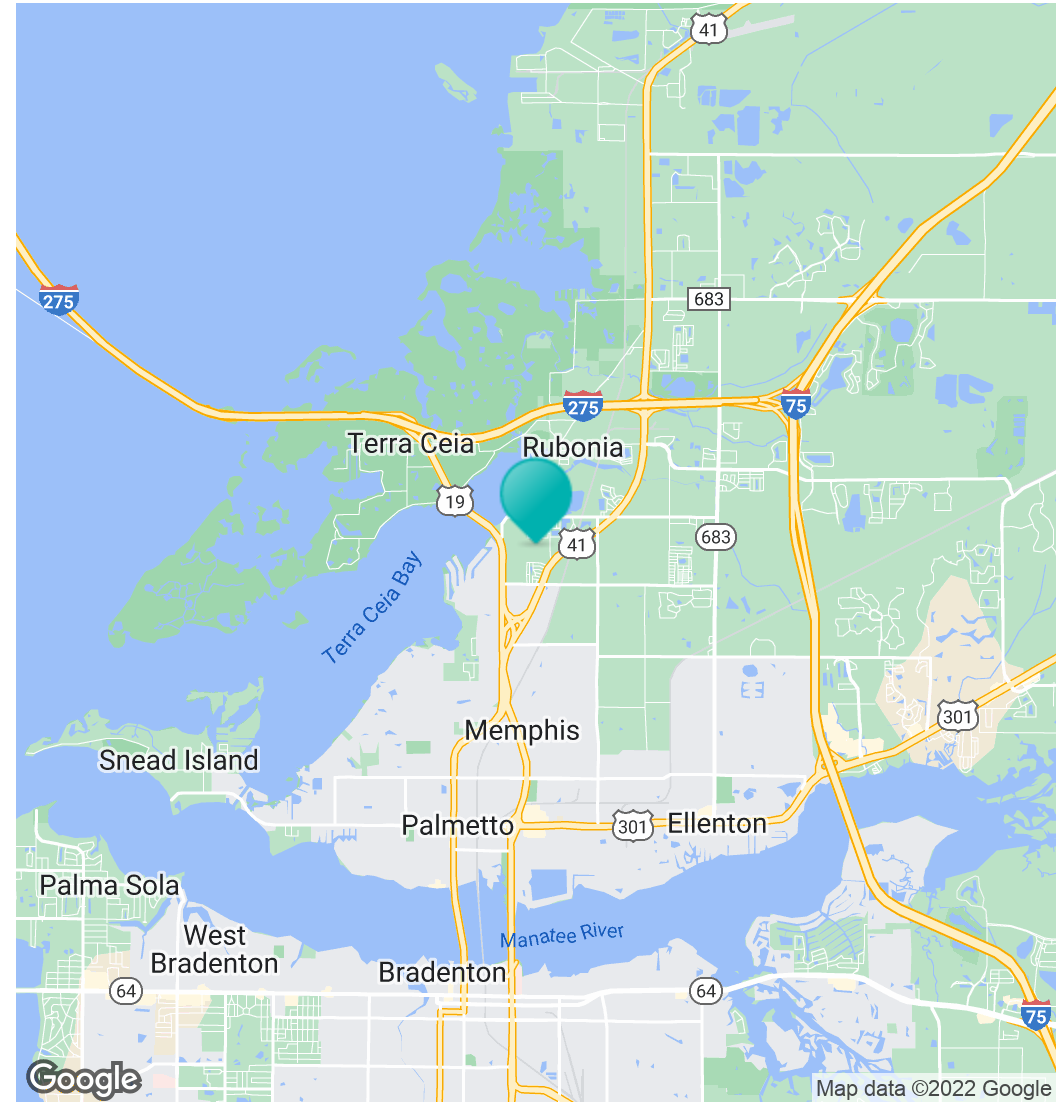
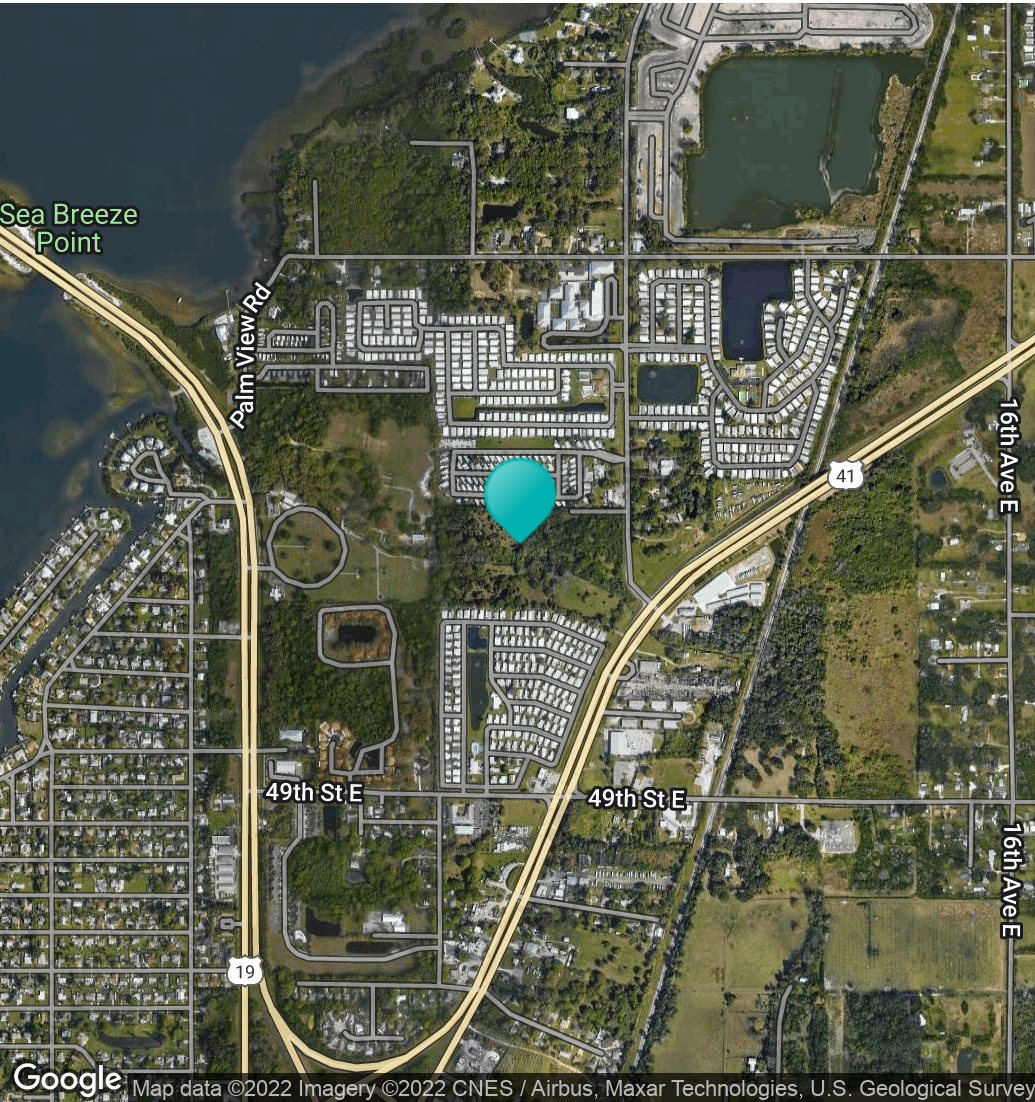
The Dirt Dog  
thedirtdog.com

# Regional Map





# Location Maps



# Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.