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CITY OF BRADENTON

Main Street
Bradenton, Florida
34205-6258

101 Old

Bradenton, FL

Department of Planning and Community Development

May 9, 2007

Allen Parsons, AICP
WilsonMiller, Inc.
6900 Professional Parkway E
Sarasota, FL 34240

RE: Riviera Southshore
1203 Manatee Avenue East
LU.05.0020 Land Use Atlas Amendment
PR.05.0017 Planned Development Project

Dear Mr. Parsons:

The Bradenton City Council met on Wednesday, May 9, 2007 to consider the above-referenced item pertaining to a project known as "Riviera Southshore" located at 1203 Manatee Avenue East. The Bradenton City Council approved your requests. PR.05.0017 was approved with the following 15 stipulations:

1. The total number of residential units within the Riviera Southshore Ventures (RSV) PDP shall be approved but shall not exceed six hundred ninety one (691) units. (Section 70.51 of the Florida Statutes provides for an allowance for increased density, intensity or use of areas of development upon the Special Magistrate's recommendation.)
2. The heights of the proposed riverfront buildings shall be measured from base flood elevation to the top of the ceiling slats of the highest living floor. The maximum height shall be:
 - a. Building A (Block 3) 108 feet.
 - b. Building B (Block 2) 108 feet
 - c. Building C (Block 4) 84 feet
 - d. Building D (Block 1) 84 feet.

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WilsonMiller, Inc.

3. All parking facilities shall comply with the parking requirements of the City of Bradenton Land Use Regulations. The Administrative Official may grant up to a twenty-five percent (25%) reduction in such requirements as the PDP is located within the Downtown Mixed Use Future Land Use Category.
4. Significant architectural detail and features must be added to the faces of the parking structures which do not have liner residential units to assist in masking the nature of the structures as garages.
5. All of the paved pedestrian sidewalks and on-street parking within the 100 year floodplain shall be constructed with pervious paving material, or such other material as approved by the Public Works Director.
6. The Architectural Design and features of the proposed buildings, parking garages, and amenities, including pedestrian features shall be adhered to as reviewed and approved by the City Council following recommendations and input from the Architectural Review Board. Such reviews and approvals shall occur before the final PDP approval may be granted.
7. The final PDP shall address all of the project stipulations and those imposed by further review of the Architectural Review Board and the City Council as provided for herein. In addition, the developer shall make a fair share contribution to off-site roadway improvements of \$48,900.00.
8. Any deviation from the approved requirements may require a PDP amendment.
9. The developer agrees to participate in a conceptual plan for public improvements to Glazier Gates Park and contribute \$250,000.00 to future upgrades to be implemented prior to the issuance of a final Certificate of Occupancy in the first riverfront (mid-rise) building constructed. The contribution may be funded by a community development district as and when formed by developer, but shall not be impact fee creditable.
10. Significant additional landscaping shall be added along the driveway adjacent to Lot 1 and Lot 8 so as to buffer the impact of automobile headlights on the adjacent residences, which additional landscaping shall (i) be installed prior to certificate of occupancy for such units, and (ii) achieve an eighty-five percent (85%) opacity within one year from the date of planting.
11. Within thirty days following preliminary approval of the PDP, the developer shall deliver to the City Clerk of the City of Bradenton performance security (i.e. cash, bond, irrevocable letter of credit) and a disbursement agreement acceptable in form to the City Clerk and City Attorney. The performance security shall be in the amount of five hundred thousand dollars (\$500,000.00). The performance security shall act as collateral for the developers obligation to timely accomplish the removal and renovations conditions described below, and failing same, shall be released to the City under the terms of the disbursement agreement so that the City may accomplish such work at the developers cost and expense. The work to be accomplished is set forth below:
 - a. Obtain demolition permits for 15 existing dilapidated homes as authorized by existing Certificate of Appropriateness no later than 45 days following approval of the preliminary PDP approval.
 - b. Complete demolition and removal of homes, and accessory structures such as sheds, fences, etc., and complete sewer cap work no later than 125 days

following approval of the preliminary PDP approval. The Director of Planning and Community Development may extend this deadline if required by field conditions, provided that (i) a report of such extension is provided to City Council, and (ii) developer is exercising good faith and best efforts to timely accomplish the work.

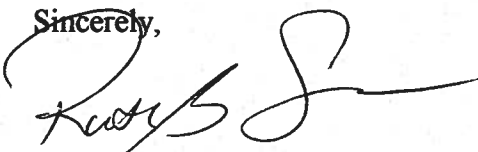
- c. All trash and debris (excluding the homes and accessory structures described above) shall be removed no later than 45 days following approval of the PDP. Thereafter, the entire area shall be regularly mowed with vegetation trimmed on a proactive basis.

Upon completion of the items described in subparagraphs a and b above, the performance security can be reduced to twenty five thousand dollars (\$25,000).

12. If required by final action of the City Council following further public hearings conducted by the Architectural Review Board and the City Council, the developer shall dedicate and construct an extension of 11th Street East and 12th Street East, connecting westward along the waterfront to existing Riverside Drive East. The design of such extension shall be pedestrian friendly and significantly landscaped.
13. Any roadway vacation approved by the City Council as part of the PDP approval shall be conditioned upon the developer contributing by conveyance or dedication to the public not less than one hundred fifty percent (150%) of public space and rights of way in excess of the amount vacated. Public rights of way and public space may be contributed to and funded by a community development district as and when formed by the developer. Despite such dedication, developer shall maintain access to its privately owned waterfront property, if any. The northernmost one half (1/2) block of 10th St. Ct. East adjacent to the Atwood property shall not be used for roadway.
14. The first phase of the PDP project shall include, at least, the development of (i) 11th Street East from Manatee Avenue to its northern terminus as determined by the City Council as set forth herein; (ii) 3rd Avenue East from 10th Street East to 12th Street East; (iii) the townhouses along 11th Street East, and (iv) the commercial development pod along Manatee Avenue between 11th Street East and 12th Street East.
15. A right-of-way will be provided for the extension of 3rd Avenue East from 10th Street to the western property line.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Ruth B. Seewer
Development Review Manager