

FILED FOR RECORD
R. B. SHORE

MANATEE COUNTY ORDINANCE

2010 JUN 14 PM 2:40

PDR-04-14(P)(R) – RIVA TRACE, LLC/RIVA TRACE

CLERK OF DISTRICT COURT
MANATEE COUNTY

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. PDR-04-14(P) PERTAINING TO APPROXIMATELY 41.2 ACRES WEST OF I-75, EAST OF THE FUTURE ROAD AND BRIDGE CONNECTION BETWEEN HONORE AVENUE AND TARA BOULEVARD AND SOUTH OF THE BRADEN RIVER IN THE PDR/WP-E/ST/CH (PLANNED DEVELOPMENT RESIDENTIAL/WATERSHED PROTECTION – EVERS /SPECIAL TREATMENT /COASTAL HIGH HAZARD OVERLAY DISTRICTS) ZONING DISTRICT; APPROVING A REVISED PRELIMINARY SITE PLAN APPROVED ON AUGUST 3, 2006: TO ELIMINATE 75' OF RIGHT-OF-WAY RESERVATION ADJACENT TO INTERSTATE 75; MODIFY THE NOISE BARRIER WALL BASED ON A REVISED NOISE STUDY; AMEND STIPULATION A.5 RELOCATING THE FENCE TO THE PROPERTY LINE REMOVING THE FENCE ADJACENT TO WETLANDS AND LAKES; MODIFY STIPULATION A.11 REGARDING CONSTRUCTION TRAFFIC ON MEETING STREET; REMOVE "EMERGENCY ONLY" ACCESS TO MEETING STREET (MAKING IT A PRIVATE ACCESS FOR RIVA TRACE); REDESIGNING THE NATURE TRAIL, ELIMINATING 3,035 LINEAR FEET OF THE TRAIL FROM THE ORIGINAL PRELIMINARY SITE PLAN; REMOVAL OF THE WETLAND MITIGATION AREA, REDUCTION IN THE NUMBER OF REPLACEMENT TREES PROVIDED; MODIFY BUILDING SETBACKS; MODIFY OPEN SPACE; AND MODIFY STIPULATIONS TO EFFECT THESE CHANGES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Riva Trace, LLC (the "Applicant") filed an application for a revised Preliminary Site Plan for approximately 41.2 acres described in Exhibit "A", attached hereto, (the "Property") to approve a revised Preliminary Site Plan: to eliminate 75' of right-of-way reservation adjacent to Interstate 75; modify the noise barrier wall based on a revised noise study; amend Stipulation A.5 relocating the fence to the property line removing the fence adjacent to wetlands and lakes; modify Stipulation A.11 regarding construction traffic on Meeting Street; remove "Emergency Only" access to Meeting Street (making it a private access for Riva Trace); redesigning the nature trail, eliminating 3,035 linear feet of the trail from the original Preliminary Site Plan; removal of the wetland mitigation area, reduction in the number of replacement trees provided; modify building setbacks; modify open space; and modify stipulations to effect these changes in the PDR/WP-E/ST/CH (Planned Development Residential/Watershed Protection-Evers/Special Treatment/Coastal High Hazard Overlay Districts) zoning district; west of I-75, east of the future road and bridge connections between Honore Avenue and Tara Boulevard and south of the Braden River; and

WHEREAS, the applicant also request Special Approval for a project previously granted Special Approval for: 1) adjacent to a perennial stream; 2) partially within the Coastal High Hazard Overlay; 3) within the 25-year floodplain; 4) within the Watershed Protection – Evers Overlay District; 5) within the Special Treatment Overlay District; and 6) in the Entranceway; and

WHEREAS, the applicant also requests Specific Approval for alternatives to Sections 907.9.1.3, 907.9.3.1, 907.9.4.2, 715.C.E, 714.8.7, and 603.7.4.5, of the Land Development Code; and

WHEREAS, Planning Department staff recommended approval of the revised Preliminary Site Plan, Special Approval, Specific Approval for Sections 907.9.1.3, 907.9.3.1, 907.9.4.2, 715.C.E, 714.8.7, and 603.7.4.5, of the LDC subject to the stipulations contained in the staff report; and

WHEREAS, the Board of County Commissioners, after due public notice, held a public hearing on May 25, 2010 to consider the revised Preliminary Site Plan, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code.

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

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

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of staff, 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 staff concerning the application for a revised Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.
- B. The Board of County Commissioners held a duly noticed public hearing on May 25, 2010 regarding the proposed revised Preliminary Site Plan 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 the public hearing.
- C. The proposed Preliminary Site Plan regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.
- D. For the purposes of granting Special Approval, the Board finds that the project, as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.
- E. The Board finds that the public purpose and intent of Sections; 907.9.1.3 of the LDC regulations have been satisfied to an equivalent degree by the project design since an emergency tie is provided, 907.9.3.1 have been satisfied to an equivalent degree by the project design since emergency vehicles will have adequate access, and 907.9.4.2 have been satisfied to an equivalent degree by project design because emergency vehicles can turn around without going to the end of the road.

- F. Notwithstanding the failure of the site plan to comply with LDC Section 715.C.E., the finds that the public purpose and intent of the LDC regulations have been satisfied to an equivalent or greater degree by the project design because locating the fence on the exterior of the landscaped area.
- G. Notwithstanding the failure of the site plan to comply with LDC Section 714.8.7, the Board finds that the public purpose and intent of the LDC regulations have been satisfied to an equivalent or greater degree by the project design because the applicant is meeting the lesser tree replacement amount of 655 replacement trees are proposed for the rear of the lots.
- H. Notwithstanding the failure of the site plan to comply with LDC Section 603.7.4.5, the Board finds that the public purpose and intent of the LDC regulations have been satisfied to an equivalent or greater degree.

Section 2. REVISED PRELIMINARY SITE PLAN. The revised Preliminary Site Plan is hereby approved subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

- 1. A nature trail shall be provided as shown on the Preliminary Site Plan. The trail may be constructed as a boardwalk, with mulch, or other material as approved by the Planning Department, Building Department, and Stormwater Management Division of the Transportation Department.
- 2. Prior to Final Site Plan approval a noise analysis shall be done based on the potential 10 lane configuration of I-75 and anticipated traffic in 2025.

Manatee County noise level criteria for residential properties

MANATEE COUNTY NOISE STIPULATION*
No residential dwelling units shall be allowed in areas where the exterior noise level is; Ldn > 65 dBA.: Leq design hour > 65 dBA: or L10 design Hour > 68 dBA Unless protected by some performance equivalent measure to achieve; Ldn # 65 dBA, Leq design hour # 65 dBA, or L10 design Hour # 68 dBA
NOISE REDUCTION REQUIRED*

Sound attenuating barriers should be provided between the residential units and the noise source.

Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and florida rooms.

Buildings shall be positioned to maximize the distance between the residential units and the noise source.

* For more detailed information see "The Noise Guidebook – A reference document for implementing the Department of Housing and Urban Development's Noise Policy", prepared by The Environmental Planning Division, Office of Environment and Energy.

3. The landscape buffer along the east perimeter, adjacent to I-75, shall include a 50' wide buffer, noise barrier wall, berm, and landscaping to reduce the impacts of the noise from the traffic along I-75 and to address Stipulation A.2 above. At time of Final Site Plan, if the County determines additional measures are required to mitigate the noise impacts (pursuant to Stipulation A.2 above), the applicant shall detail the necessary measures to achieve compliance on the Final Site Plan. The buffer, including the wall and landscaping, shall be installed or bonded prior to first Final Plat. The wall shall be in place and tested by the design noise consultant to ensure compliance with Stipulation A.2 prior to issuance of any building permits (with the exception of model homes).
4. A 15 foot wide landscape buffer shall be provided along the south. This buffer shall be planted with canopy trees, understory trees, and evergreen shrubs in accordance with the following:
 - a. Canopy Trees.
 - (i) 3 canopy trees (3 inch caliper as measured 6 inches from the base of the tree) per 100 linear feet,
 - (ii) 12' high in height, and
 - (iii) 5' spread.
 - b. Understory evergreen trees. Six (6) understory evergreen trees per 100 linear feet of buffer, or fraction thereof, which meet the following minimum standards:
 - (i) one and one-half (1.5) inch caliper,
 - (ii) six (6) feet in height, and
 - (iii) three (3) foot spread.
 - c. Evergreen shrubs. Thirty three (33) evergreen shrubs per 100 linear feet of buffer, or fraction thereof, which meet the following minimum

standards:

- (i) 30 inches in height.

The buffer shall include a 6' high fence or wall along the southern property boundary. The landscaping shall be planted on the interior of the wall/fence in an informal, staggered manner. The buffer shall be entirely planted (not bonded) prior to the first Final Plat.

- 5. A 20' wide landscape buffer shall be provided along the west perimeter of the site. This buffer shall be planted with canopy trees, understory trees, and evergreen shrubs in accordance with the following:

- a. Canopy Trees.

- (i) 3 canopy trees (3 inch caliper as measured 6 inches from the base of the tree) per 100 linear feet,
- (ii) 12' high in height, and
- (iii) 5' spread.

- b. Understory evergreen trees. Six (6) understory evergreen trees per 100 linear feet of buffer, or fraction thereof, which meet the following minimum standards:

- (i) one and one-half (1.5) inch caliper,
- (ii) six (6) feet in height, and
- (iii) three (3) foot spread.

- c. Evergreen shrubs. Thirty three (33) evergreen shrubs per 100 linear feet of buffer, or fraction thereof, which meet the following minimum standards:

- (i) 30 inches in height.

The buffer shall include a 6' high fence or wall. The landscaping shall be planted on the interior of the wall in an informal, staggered manner.

- 6. Existing native vegetation shall be preserved to meet screening requirements, unless otherwise approved by the Planning Department.
- 7. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.
- 8. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.
- 9. No construction traffic shall utilize the emergency access to Meeting Street.

10. No residential home construction traffic shall utilize the emergency access to Meeting Street.
11. 75% of trees exceeding 24" dbh or greater shall be preserved and identified as such on the Final Site Plan.
12. Open burning shall be permitted only if air curtain incinerator it utilized in accordance with all County Code requirements through land clearing associated with the development of the project of this site.
13. There shall be a 25' setback for habitable structures from the 50' (regarding Stipulation A.3 above) along I-75.
14. There shall be no two-story homes along the southern and eastern boundary of the project.

B. ENVIRONMENTAL CONDITIONS:

1. Tree barricades for trees to be preserved shall be located at the drip line unless otherwise approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the tree barricades shall remain undisturbed. The following activities are prohibited within the barricades of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height or other material as approved by the Planning Department.
2. Prior to the first Final Site Plan approval, the site shall be re-evaluated for gopher tortoises, and a Wildlife Management Plan for gopher tortoises shall be approved by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission and be submitted to the Planning Department for review.
3. The developer shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the Planning Department for any listed species found on-site, prior to Final Site Plan approval.
4. A Construction Water Quality Monitoring Program shall be submitted to the Planning Department for review and approval with the Final Site Plan submittal.
5. Wetland impacts shall be mitigated in accordance with Comprehensive Plan Policy 3.3.1.3. Details shall be approved with the FSP.
6. Total replacement trees for this project shall be 655 – 3" caliper trees. Tree replacement shall be accomplished by on-site planting. Tree species and location

shall be reviewed with the Final Site Plan. Replacement trees located on single-family lots shall be limited to the minimum street trees required by Section 715 of the LDC.

C. FLOODPLAIN MANAGEMENT AND DRAINAGE CONDITIONS:

1. A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of the Braden River. Any existing or proposed structures within the floodway shall be modeled.
2. Any fill within the 25-year or 100-year floodplains of the Braden River shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
3. This project shall be required to reduce the calculated pre-development flow rate by twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into Braden River. Modeling shall be used to determine pre- and post development flows.
4. This project shall be required to provide 150% water quality treatment for Braden River.
5. The easement width for public and private pipe systems as described in Stormwater Management Design Manual shall be no less than 15 feet wide.
6. There shall be a minimum of ten (10) feet separation between accessory equipment and structures alongside abutting houses with 5 feet side yard setbacks.
7. All rear yard drainage swales shall be designed to a 25 year storm frequency event.

D. INFRASTRUCTURE CONDITIONS:

1. 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.
2. Prior to Final Site Plan approval the Engineer of Record or Architect must provide documentation to prove that concurrency has been met relative to fire flow per Policy 9.6.1.4 of the Comprehensive Plan.
3. All waste water manhole rims, service clean-outs, lift station wet well, and valve vault covers that are within the 100 year floodplain shall be set 12 inches above

the 25 year floodplain elevation or 4 inches above the 100 year floodplain elevation, whichever is higher.

E. PUBLIC SAFETY AND TRANSPORTATION CONDITIONS:

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project of: 1) the Hurricane Evacuation Plan approved by the Public Safety Department for this project; 2) the future bridge between Honore Avenue and Tara Boulevard; 3) the proximity of the project to I-75 and anticipated noise levels, and, 4) the future 10 lane configuration of I-75.
2. Any gates or emergency access points within or to the project shall be accessible to emergency service providers by either a remote control or siren activated system, in accordance with Manatee County Ordinance 04-30. Prior to Final Site Plan approval, the applicant shall obtain written approval from EMS and the Fire Marshal approving the proposed system.
3. The design of the eyebrow at the east end of the project shall be designed in accordance with the LDC and be approved by Transportation and Planning Departments prior to Final Site Plan and Construction Plan approvals.
4. Prior to the issuance of a building permit for the first home in Riva Trace, other than the developer's model center, a new transportation concurrency analysis shall be required if (i) the existing, committed improvements by other to complete the connection of Honore Avenue from University Parkway to Lockwood Ridge Road have not been completed, or (ii) such existing commitments have been revoked, cancelled or repudiated.
5. At the request of the County the developer in lieu of required transportation improvements shall contribute funds. The purpose of the contribution is to minimize improvements to the roadway which would be eliminated by future action. The amount of the contribution shall be determined based on the cost of the required improvements for the project.
6. The existing median within Honore Avenue at the intersection with the proposed Riva Trace access shall be modified by the applicant to be shortened and shifted in a southerly direction so as to enable vehicles exiting Riva Trace to make left turns and travel south on Honore Avenue. The Riva Trace access shall be shifted to the north to accommodate the median shift. The revised median and Riva Trace access shall be as generally depicted on the revised Sheet 9 of the Preliminary Site Plan entered into the record at the Board of County Commissioners public hearing on May 25, 2010. Subject to modifications by the Board of County Commissioners at such time as the Board approves the revised access management plan described below.

Prior to Final Site Plan and/or Construction Plan approval, the applicant shall

submit an updated access management plan to the County to ensure adequate, safe access to Honore Avenue. Such access management plan may depict the changes proposed on the revised Sheet 9 for the Honore Avenue median in lieu of the previously proposed right-in right-out at the intersection of the Riva Trace access with Honore Avenue. Such access management plan may be reviewed and approved by the Board of County Commissioners at a public hearing with mailed notice in a manner required for a rezoning application.

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

SECTION 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification

SECTION 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 25th day of May, 2010.

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

BY: 
Donna G. Hayes, Chairman

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

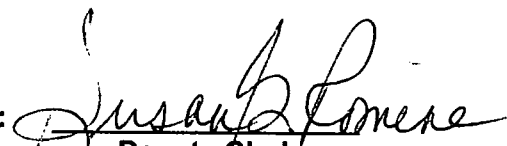
BY: 
Deputy Clerk



EXHIBIT "A"

That part of the South ½ of the NW ¼ of Section 25, Township 35 South, Range 18 East, lying West of State Road No. 93 (I-75) and South of the centerline of Braden river, more fully described as follows, to-wit:

Begin at a concrete monument, marking the SW corner of the NW ¼ of Section 25, Township 35 South, Range 18 East; thence South 89°16'09" East, along the South line of said NW ¼, 2638.43 feet to a concrete monument, marking the intersection with the Westerly R/W of State Road No. 93 (I-75); thence North 13°40'40" West, along said Westerly R/W 769.91 feet to a concrete monument on the Southerly Bank of the Braden River; thence continue North 13°40'40" West, 112.50 feet to the intersection with the centerline of said Braden River; thence North 39°40'41" West, along said centerline, 182.00 feet; thence North 50°40'41" West, along said centerline, 260.00 feet to the P.C. of a curve, concave to the South, having a radius of 190.00 feet; thence Westerly, along said centerline, and the arc of said curve, through a central angle of 84°00'00", 278.56 feet to the P.C.C. of a curve, concave to the Southeast, having a radius of 1280.00 feet; thence Southwesterly, along said centerline, and the arc of said curve, through a central angle of 16°23'39", 366.25 feet to the P.T. of said curve; thence South 28°55'40" West, along said centerline, 167.35 feet to the P.C. of a curve, concave to the Northwest, having a radius of 86.49 feet; thence Southwesterly, along said centerline, and the arc of said curve, through a central angle of 69°30'00", 104.91 feet to the P.T. of said curve; thence North 81°34'20" West, along said centerline, 169.88 feet to the P.C. of a curve, concave to the North, having a radius of 896.63 feet; thence Westerly, along said centerline, and the arc of said curve, through a central angle of 16°29'58", 258.20 feet to the P.R.C. of a curve, concave to the South, having a radius of 650.00 feet; thence Westerly, along said centerline, and the arc of said curve, through a central angle of 51°35'58", 585.38 feet to the P.T. of said curve; thence South 57°35'19" West, along said centerline, 155.00 feet to the P.C. of a curve, concave to the North, having a radius of 300.00 feet; thence Westerly, along said centerline, and the arc of said curve, through a central angle of 67°11'31", 351.82 feet to the intersection with the West line of said NW ¼; thence South 02°46'50" West, along the West line of said NW ¼, 96.89 feet to a concrete monument on the South Bank of said Braden River; thence continue South 02°46'50" West, 496.73 feet to the P.O.B., being and lying in the South ½ of the NW ¼ of Section 25, Township 35 South, Range 18 East, Manatee County, Florida.

And more particularly described as follows:

Beginning at the Southwest corner of the NW ¼ of Section 25, Township 35 South, Range 18 East, thence run S 89°11'02" E along the South line of said NW ¼, a distance of 2639.36 feet to the Westerly limited access Right-of-Way line of I-75; thence N13°40'40" W along said Westerly limited access Right-of-Way line, a distance of 773.90 feet to the meander line running along the South bank of the Braden River; thence Westerly along said meander line the following seventeen courses; thence N 41°59'47" W, a distance of 238.63 feet; thence N 57°36'11" W, a distance of 107.52 feet; thence N 47°04'12" W, a distance of 173.52 feet; thence N 77°27'35" W, a distance of 134.37 feet; thence S 45°52'02" W, a distance of 165.78 feet; thence S 31°10'48"

W, a distance of 261.22 feet; thence S 05°29'58" W, a distance of 111.27 feet; thence S 43°41'39" W, a distance of 127.01 feet; thence N 84°16'36" W, a distance of 179.46 feet; thence N 88°36'19" W, a distance of 173.33 feet; thence N 70°37'55" W, a distance of 180.84 feet; thence N 75°07'07" W, a distance of 202.71 feet; thence S 71°21'40" W, a distance of 122.18 feet; thence S 53°05'44" W, a distance of 199.82 feet; thence S 74°34'26" W, a distance of 185.11 feet; thence N 80°29'40" W, a distance of 200.24 feet to the intersection with the West line of the NW ¼ of said Section 25; Thence S 02°46'35" W along said West line, a distance of 496.73 feet to the point of beginning. Lying and being in Section 25, Township 35 South, and Range 18 East.

Less land deeded to the County of Manatee as described in O.R. Book 1436, Page 7208.

RECORDED
2010 JUN 27 10:13 AM
MANATEE COUNTY, FLORIDA



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 22ND day of JUNE, 20 10
R.B. SHORE
Clerk of Circuit Court
By: Nancy Harris c.c.



FLORIDA DEPARTMENT *of* STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

DAWN K. ROBERTS
Interim Secretary of State

June 8, 2010

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

Attention: Ms. Nancy Harris, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated June 3, 2010 and certified copy of Manatee County Ordinance No. PDR-04-14 (P) (R), which was filed in this office on June 7, 2010.

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

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

FILED FOR RECORD
R. B. SHORE
2010 JUN 14 PM 2:40
CLERK OF CIRCUIT COURT
MANATEE CO FLORIDA

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
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