

ORDINANCE 17-05

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA REGARDING LAND DEVELOPMENT, RENDERING AN AMENDED AND RESTATED DEVELOPMENT ORDER WHICH SUPERCEDES ORDINANCE 08-69; PURSUANT TO CHAPTER 380, FLORIDA STATUTES, ON AN APPLICATION FOR DEVELOPMENT APPROVAL FILED BY SCHROEDER MANATEE RANCH, INC. (SMR COMMUNITIES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP), FOR CYPRESS BANKS DEVELOPMENT OF REGIONAL IMPACT, ALSO KNOWN AS DRI #17; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

TO RENDER AN AMENDMENT TO THE DEVELOPMENT ORDER TO:

- **REDUCE RESIDENTIAL AND COMMERCIAL ENTITLEMENTS AND TRANSFER SUCH ENTITLEMENTS TO THE ADJACENT UNIVERSITY LAKES DEVELOPMENT OF REGIONAL IMPACT**
- **UPDATE PHASING AND BUILD OUT DATES TO REFLECT PREVIOUSLY GRANTED LEGISLATIVE EXTENSIONS**
- **ALLOW FOR BIENNIAL MONITORING**

- **OTHER MINOR AMENDMENTS AND AMENDMENTS FOR INTERNAL CONSISTENCY**
- **AMEND MAP H AND THE DEVELOPMENT ORDER TO REFLECT THE ABOVE REFERENCED CHANGES; AND**
- **PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.**

LOCATION: The Cypress Banks DRI is located approximately 2 miles east of I-75, south of S.R. 70 (4,055.7 acres).

SECTION 1.

WHEREAS, on December 6, 1985, SMR Development Corporation filed an Application for Development Approval of a Development of Regional Impact with the Manatee County Board of County Commissioners pursuant to the provisions of Section 380.06, Florida Statutes; and

WHEREAS, said Application originally proposed construction of a MULTI-USE PROJECT on approximately ONE THOUSAND SEVEN HUNDRED AND NINETY ACRES, located in East Manatee County, hereinafter referred to as Cypress Banks or the Development ; and

WHEREAS, the land development project known as Cypress Banks, a legal description of which is provided below, lies within the unincorporated area of Manatee County; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Section 380.06, Florida Statutes, was and is authorized and empowered to consider Applications for Development Approval for Developments of Regional Impact; and

WHEREAS, the Planning Commission reviewed the Application for Development Approval and filed a recommendation on said Application with the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners solicited, received and considered reports, comments, and recommendations from interested citizens, Regional and County and City agencies, as well as the review and report of the Manatee County Planning Department; and

WHEREAS, the Board of County Commissioners approved Resolution R-89-161(R), which amended Resolution R-89-161 and adopted a Development Order for Cypress Banks on November 16, 1989; and

WHEREAS, subsequent to the adoption of Resolution R-89-161(R), the applicant requested that the Development Order (R-92-170) be amended to change Exhibit D to allow the religious center to be constructed in Phase I instead of Phase II as approved; and

WHEREAS, the Board of County Commissioners approved Resolution R-92-170 adopting amendments to the Development Order for Cypress Banks on September 8, 1992 to provide for a revision to Exhibit D (Phasing Schedule) to allow the religious center to be constructed in Phase I and to amend Transportation Condition C.(3), which amendments were found not to be a substantial deviation to the originally approved Development Order; and

WHEREAS, subsequent to the adoption of R-92-170 the Developer* requested that the Development Order for Cypress Banks be further amended to provide for an extension of the buildout dates, modify the timing requirement for the submittal of Preliminary Site Plans for Phases 2 through 4, and modify transportation conditions; and

WHEREAS, the proposed change extended the buildout date by 4 years and 364 days for the Cypress Banks DRI until August 7, 2014; and

WHEREAS, the Board of County Commissioners approved Resolution R-94-133, adopting a Development Order for Cypress Banks on May 26, 1994; and

WHEREAS, subsequent to the adoption of R-94-133, the Developer* has requested that the Development Order for Cypress Banks be further amended to provide for a change to Map H and Exhibit D, a change to the Development Components and to the add the Definition of "District"; and

WHEREAS, the Board of County Commissioners approved Resolution R-95-220, adopting a Development Order for Cypress Banks on February 22, 1996; and

WHEREAS, On April 27, 1999 the Board of County Commissioners approved Ordinance 99-25 which changed the legal description by adding ± 0.8 acres from the adjoining University Lakes DRI, amended Map H to reflect the new boundaries of the legal description, reduced the single-family acreage while increasing open space, and amended Exhibit D (the proposed phasing schedule) to delete the requirement for 100 units in Phase 1 to be multi-family units; and

WHEREAS, On March 28, 2000 the Board Of County Commissioners approved Ordinance 00-06 which added 374.1 acres, including an additional 75.9 acres of residential; 250.2 acres of open space, and 48 acres for right-of way and easements, added two access points onto State Road 70; amended Map H to reflect these changes; and

WHEREAS, on December 10, 2002 the Board of County Commissioners approved Ordinance 02-34 which added 432.1 acres, including 153.9 acres of residential acreage; 174.8 acres of open space, and 112.4 acres of recreational acreage, amended the internal roadway network, and amended Map H to

reflect these changes; and

WHEREAS, on April 22, 2003, the Board of County Commissioners approved Ordinance 03-30 which added 290.0 acres, including 175.3 acres of residential acreage; 95.3 acres of open space; and 15.4 acres of recreational, increased commercial land uses by 10,174 square feet, accelerated the start date of Phases II and IV, amended the internal roadway network; provided an effective date; and

WHEREAS, on June 21, 2005, the Board of County Commissioners approved Ordinance 05-33 adopting amendments to the Development Order for Cypress Banks to provide a change to the legal description for the addition of approximately 991.0 acres to the DRI to be distributed among the following land uses: 425.1 acres of residential (including 274 additional dwelling units); 248.0 acres of open space; and 222.7 acres of recreational; and

WHEREAS, on December 4, 2008 the Development Order was further amended to add an additional 178.4 acres to the DRI to be distributed among the following land uses: 110.0 acres of residential (including 207 additional dwelling units); 65.8 acres of open space; remove 1.5 acres of land from the project; move undeveloped commercial entitlements from Phase II to Phase III, and extend the buildout dates of Phases III and IV by three years; and

WHEREAS, on November 4, 2016 the Developer filed an application to amend the Development Order to reduce residential and commercial entitlements and to allow for the transfer of said entitlements to the adjacent University Lakes Development of Regional Impact; and

WHEREAS, the Developer is also the Developer of University Lakes and has filed a Notice of Proposed Change application to amend University Lakes to increase the entitlements utilizing the entitlements from Cypress Banks; and

WHEREAS, the application to amend the Development Order may be processed by the local government pursuant to Chapter 380.06(19)(e)2.k. of the Florida Statutes; and

WHEREAS, the proposed changes as conditioned herein, are found to be consistent with the State Comprehensive Plan; and

WHEREAS, the proposed changes, as conditioned herein, are consistent with the 2020 Manatee County Comprehensive Plan and the Manatee County Land Development Code.

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

SECTION 2. AMENDMENT AND RESTATEMENT OF DEVELOPMENT ORDER FOR DRI #17, ORDINANCE 08-69.

Ordinance 08-69 is hereby amended and restated in its entirety below. This Ordinance shall constitute the amended and restated Development Order for the Cypress Banks Development of Regional Impact. All prior Development Orders (specifically including, but not limited to, Ordinance Numbers 08-69, 05-33, 03-30, 02-34, 00-06, and Resolution Numbers 99-25, 95-220, 89-161) shall be superceded by this Ordinance, provided this amendment shall not be construed to terminate the rights of the Developer, if any, granted under Section 163.3167(8), Florida Statutes, to the extent such rights have been previously granted and are not specifically herein or otherwise modified or amended.

SECTION 3. FINDINGS OF FACT:

The Board of County Commissioners after considering the testimony, evidence documentation, the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the public hearing, hereby makes the following findings of fact:

- A.** WHEREAS all clauses preceding this section are adopted as findings of fact.
- B.** SMR Communities Joint Venture, A Florida General Partnership, hereinafter referred to as one of the Developers, previously submitted to Manatee County, Florida, an Application for Development Approval (ADA) and Sufficiency Responses which are marked Composite Exhibit A and incorporated herein by reference, Notices of Proposed Change for R-92-170, R-94-133, R-95-220, Ordinance 00-06, Ordinance 02-34, Ordinance 03-30, Ordinance 05-33, and has also submitted the requested amendment identified as Ordinance 08-69. Hereinafter, the word Application shall mean the ADA, the Sufficiency Responses filed, the Notices of Proposed Change for R-92-170, R-94-133, R-95-220, Ordinance 99-25, Ordinance 00-06, Ordinance 02-34, Ordinance 03-30, Ordinance 05-33, and the requested change Ordinance 08-69 and other exhibits duly submitted and recorded for a project to be known as Cypress Banks Development of Regional Impact (DRI).
- C.** The real property which is the subject of this Application is legally described as set forth in Section 8 of this Development Order.
- D.** The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for an amendment to an approved Development of Regional Impact, known as Cypress Banks, as it relates to the real property described in Section 8 of this Ordinance, pursuant to Section 380.06, Florida Statutes (FS).
- E.** The Board of County Commissioners held a Public Hearing on May 4, 2017, regarding the proposed amendment to an approved Development of Regional Impact described herein in accordance with the requirements of Manatee County Ordinance No. 15-17, Land Development Code and has further considered the information received at Public Hearing.
- F.** The proposed amendment to Development of Regional Impact regarding the property described in Section 9 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01 as amended, the 2020 Manatee County Comprehensive Plan.
- G.** The proposed development is not in an Area of Critical State Concern, as designated pursuant to Section 380.05, Florida Statutes.
- H.** The authorized agent for the Cypress Banks DRI is Richard Bedford, Vice President, Schroeder Manatee Ranch, Inc., 14400 Covenant Way, Bradenton, Florida 34202.
- I.** The owners of the property, which SMR Communities Joint Venture, A Florida General Partnership, and Wilmington Land Company intend to develop, are Schroeder-Manatee Ranch, Inc., Locust Valley Investments, L.L.C., and Arvida Corporate Park Associates as well as individual lot owners within areas which have been platted.
- J.** A comprehensive review of the impact generated by the development has been conducted by the

departments of Manatee County, the Tampa Bay Regional Planning Council (TBRPC), and the Department of Community Affairs (DCA).

- K. Resolution R-89-161, R-89-161(R), R-92-170, R-94-133, R-95-220, Ordinance 99-25, Ordinance 00-06, Ordinance 02-34, Ordinance 03-30, Ordinance 05-33, and Ordinance 08-69 have been amended, replaced, and superceded in their entirety by this Ordinance.

SECTION 4. CONCLUSIONS OF LAW:

- A. Based upon the previous findings of fact and the following conditions of development approval, the Board of County Commissioners of Manatee County concluded that:
 - 1. The Development is consistent with the local land development regulations and is consistent with the State Comprehensive Plan, the Tampa Bay Regional Planning Council’s Strategic Regional Policy Plan, and the Manatee County Comprehensive Plan.
- 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, and interested citizens reveals that impacts of the development are adequately addressed pursuant to the requirements of Chapter 380, F.S., within the terms and conditions of this Order and the Application. To the extent that the Application is inconsistent with the terms and conditions of this Order, the terms and conditions of this Order shall prevail.

SECTION 5. DEVELOPMENT COMPONENTS.

The Application for the Cypress Banks DRI and Map H are hereby approved to allow the following development to take place, subject to the conditions listed in this Development Order:

LAND USE TYPE		CHANGE FROM 08-69
RESIDENTIAL (SF)	4,765	
RESIDENTIAL (MF)	1,070	
TOTAL	5,835	-147
COMMERCIAL	171,737	-41,937

Based on Florida Land Use, Cover, and Form Classification System - Level III

<u>FLUCFCS CODE</u>	<u>LANDUSE</u>	<u>ACREAGE</u>	<u>% OF SITE</u>
242	Sod Farms	134.3	75.3
260	Other Open Lands	36.8	20.6
321	Rangeland/Shrub & Brushland	3.4	1.9
414	Pine- Mesic Oak	0.8	0.5
524	Lakes Less Than 10 Acres	2.0	1.1

640	Vegetated Non-Forested Wetland	1.1	0.6
Total		178.4	100

SECTION 6. DEFINITIONS:

Note: An asterisk (*) denotes that the word is defined.

- A.(1) “Acceptable Level of Service*” shall be Level of Service D, peak hour on urban roads and level of service C, peak hour on rural roads or as shown on Table 5.1 of the Manatee County Comprehensive Plan, whichever is more restrictive. Acceptable Level of Service for links and intersections in Sarasota County, Florida, shall mean Level of Service as set for the affected roadways in the Sarasota County Comprehensive Plan or Level of Service D, peak hour on urban roads, and Level of Service C, peak hour on rural roads, whichever is more restrictive.
- A.(2) “Conceptual Master Plan*” shall mean a graphic depiction of the development described in the Application and shown as Map H which is attached to this Ordinance as Exhibit "F" (revised October 2016) and which replaces the previous Map H (revised–May 2008, hereinafter, "Map H" shall refer to Map "H", as revised by this Ordinance. This plan is identical to the Master Development Plan* and fulfills the requirements for a General Development Plan in The Manatee County Land Development Code (LDC).
- A.(3) “County Transportation Authority*” shall be defined as the County Division of Highways, Department of Public Works or whatever County entity is responsible for roadway approvals.
- A.(4) “Developer*” shall mean the applicant, SMR Communities Joint Venture, A Florida General Partnership and Wilmington Land Company, its heirs, successors and assigns or designated entity.
- A.(5) “Development Approval*” shall mean any approval for development granted through the Preliminary Development Plan*, Preliminary Plat, Site Development Plan*, and Final Site Plan process or construction plan approval where site plans are not required, for this and other developments.
- A.(6) “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 and/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 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 of shall not be deemed or construed to constitute the discharge of any obligation of the Developer*.

- A.(7) “Horizontal Development**” shall mean and shall be deemed to include the construction of any and all improvements required to serve Vertical Development*, e.g., roadway, drainage, landscaping, water, sewer, communication, utilities, etc.
- A.(8) “Master Development Plan**” shall be defined as Map H (revised, October 2016) as set forth on Exhibit F hereto and made a part hereof. This Plan depicts the development described in the Application and includes the following land uses: 171,737 square feet of commercial, 5,835 residential units, and 531.9 acres for golf courses and parks.
- A.(9) “Preliminary Development Plan**” (PDP) shall mean a Preliminary Master Development Plan or a Preliminary Site Plan for a phase or subphase as defined in The Manatee County Land Development Code (LDC) for a Phase or Sub-Phase.
- A.(10) “Site Development Plan**” shall be defined as any Preliminary Plat, Final Plat, Preliminary Site Plan, or Final Site Plan to be submitted for consideration of approval pursuant to the LDC.
- A.(11) “Traffic Study**” shall mean a report presented by the Developer*, using a methodology acceptable to the County Transportation Authority*, the Tampa Bay Regional Planning Council, and the Department of Community Affairs to trigger the development approval process for the next Preliminary Development Plan*. Such study will be designed to determine if the proposed development will reduce daily or peak hour Level of Service on any of the roadway segments or intersections within the Transportation Impact Area* as generally identified in Table 1 and Exhibit C , to below an Acceptable Level of Service*. Any such Traffic Study* shall consider traffic to be generated by the proposed Phase or Sub-Phase, existing traffic, and traffic anticipated from prior Development Approvals*.
- A.(12) “Transportation Impact Area**” shall be defined as the roadway segments and intersections receiving transportation impacts where the traffic generated by a proposed PDP in combination with prior approvals of this project will be five percent (5%) (or whatever greater percentage may be employed from time to time by TBRPC or Manatee County) or more of the Level of Service D Peak Hour. This area is generally depicted on Map J (Exhibit B) which was based on data submitted with the ADA.
- A.(13) “Vertical Development**” shall mean and shall be deemed to include the construction of new residential units and new commercial units or the reconstruction or addition to any structure.
- A.(14) “Warranted**” shall mean a determination by the County Transportation Division, Public Works Department based on generally accepted transportation engineering practices that the Acceptable Level of Service* cannot be maintained on a roadway segment or intersection without the construction of a transportation improvement required by this Development Order. All vehicle trips on the roadway segment or intersection shall be counted regardless of their source in making this determination, not merely the trips generated by Cypress Banks.

**TABLE 1
IMPACTED TRANSPORTATION FACILITIES
(1989 TO 2017)**

S.R. 70

U.S. 301 to 45th Street East
45th Street East to Caruso Road
Caruso Road to I-75
I-75 to West Project Entrance
West Project Entrance to Lorraine Road

University Parkway

1 mile west of I-75 to Lockwood Ridge Road
I-75 to 1 mile west of I-75
U.S. 301 to Lockwood Ridge Road

Interstate 75

S.R. 70 to University Parkway
University Parkway to Fruitville Road
S.R. 70 to S.R. 64
9th Street East

1st Street to 53rd Avenue East

Washington Boulevard

DeSoto Road to Fruitville Road

Fruitville Road

I-75 to 0.5 mile east of Lockwood Ridge Road

Lorraine Road between SR 70 and University Parkway

SECTION 7. CONDITIONS:

DEVELOPMENT CONDITIONS

- B.(1) This Development Order grants approval of the Application for Development Approval (ADA) of the Cypress Banks Development as depicted on the Master Development Plan*. At such time that the Developer* submits an application for Preliminary Development Plan* (PDP) approval for any portion of the project, the Developer* shall satisfy the Manatee County Transportation Authority* and Planning Department that the Traffic Study* for that Phase, as defined in Exhibit D (revised 11/07), reflects the conditions at the time of PDP application. In the event that the County staff finds that the previous traffic analysis does not accurately reflect the conditions at the time of such submittal, a revision of that traffic study must be completed. No Phase or Vertical Development* shall be carried out if such

development would result in a degradation of the Acceptable Level of Service* on the roadway segments and intersections within the Transportation Impact Area* except as provided for in Paragraph C.(3). However, nothing set forth in this Development Order shall require the County to issue any Development Approvals* in violation of Chapter 163, Florida Statutes (FS). As stated below, the Developer* may, at its option, update and verify the existing traffic study when it can be shown that the conditions described in the Traffic Study* have not substantially changed.

- B.(2) Preliminary Development Plan* Approvals shall be granted on the basis of demonstrated available roadway capacity as described under the Transportation Conditions herein and shall be a criterion for approval of the PDP for subsequent submittals.
- B.(3) The Developer* shall submit a revised Preliminary Master Development Plan* prior to any further preliminary development approvals upon adoption of Ordinance 08-63. Preliminary Development Plan* applications for Phases 2, 3, and 4 shall be submitted within six (6) months of the anniversary date of the submittal of the first Preliminary Development Plan* or Preliminary Master Development Plan* coinciding with the Phasing time schedule shown in Exhibit D (revised 10/30/07). The Developer* shall complete or demonstrate substantial progress toward infrastructure, and building permit applications. Failure to meet this schedule may require a revised and updated Traffic Study* prepared in accordance with the provisions of Paragraph C.(2) to demonstrate that Acceptable Levels of Service* are still projected to exist at the time building permits are issued. The determination that a revised and updated Traffic Study* is required shall be made by the Board of County Commissioners at a public hearing with notice to the Developer* upon recommendation by the Director of Planning, after consultation with the County Transportation Authority*.

If the Traffic Study* indicates that an Acceptable Level of Service* is not being maintained, or is projected to be unacceptable at the time of Final Approval, failure to meet the time schedule set forth above shall result in the withholding of future building permits for subsequent Phases, until an Acceptable Level of Service* is obtained, or other commitments are made as set forth in Paragraph C.(3). **(Completed)**

- B.(4) In the event a Preliminary Development Plan* for Phase III or IV is submitted more than one year in advance of the schedule established in Exhibit D (revised 10/30/07), the Developer* shall define changes in the scheduling of impacts and shall set forth the methods of accommodating such impacts. Nothing in this Development Order shall require the Board of County Commissioners to approve a Preliminary Development Plan* submitted in advance of the schedule set forth in Exhibit D (revised 10/30/07).
- B.(5) A revised geographic delineation of the Phasing Plan for the entire project shall be submitted for approval at the time of submittal of the revised Preliminary Development Plan* for a Phase or Sub-Phase, or at the time of submittal of the Preliminary Master Development Plan*. The phasing plan shall include the number and types of units, with square feet, land areas and densities and intensities for each residential Sub-Phase. **(Completed)**

TRANSPORTATION CONDITIONS

C.(1) The Acceptable Level of Service*, in accordance with the technical guidelines acceptable to the Tampa Bay Regional Planning Council (TBRPC), the Department of Community Affairs (DCA), and Manatee County shall be maintained on all of the roadway segments or intersections located within the Cypress Banks Transportation Impact Area* as provided for in Paragraphs C.(3) and C.(4).

C.(2) Traffic Studies* will be required with each application for Preliminary Development Plan* Approval, pursuant to the Manatee County Land Development Code (LDC) **(Completed for the first 5,982_units and 213,674 square feet of commercial which are Phases I, II, and III.)**. Such studies shall be designed to determine the specific roadway improvements required for subsequent PDP approval to determine if the traffic generated by the proposed PDP in combination with prior approvals of this project will be five percent (5%) (or whatever percentage may be employed from time to time by the Tampa Bay Regional Planning Council [TBRPC] or Manatee County) or greater than the Service Volume as defined by the 2000 Highway Capacity Manual of any roadway segment or intersection in the Transportation Impact Area* and generally depicted on Map J (Exhibit B). Such studies shall use a methodology acceptable to the County Transportation Authority*, TBRPC, and DCA. Any such Traffic Study* shall consider traffic to be generated by the proposed PDP, existing traffic, and traffic anticipated from all prior Development Approvals* impacting the same roadway.

The Developer*, at his option, may update and verify to the Manatee County Transportation Authority* and the Planning Department that the existing traffic study continues to represent the traffic situation as it exists at the time of Preliminary Development Plan* application approval. The traffic study that will be verified and updated must represent the Phase of development in which the portion of the project referenced is part. That is, the Developer* will be required to provide updated traffic studies coinciding with the Phase schedule provided in Exhibit D (revised 10/30/07).

C.(3) Approval of each Preliminary Development Plan* **(Completed for Phase I through IV)** shall be contingent upon satisfaction of the following:

A. Approval and development of the Preliminary Development Plan* shall not generate traffic which, in conjunction with existing traffic and traffic anticipated as a result of other Development Approvals*, will have the probable result of causing or contributing to the degradation of the Acceptable Level of Service* on roadway segments and intersections within the Transportation Impact Area*; OR

B. If approval and development of the Preliminary Development Plan* generates traffic which, in conjunction with existing traffic and traffic anticipated as a result of other Development Approvals*, will have the probable result of causing or contributing to a degradation of the Acceptable Level of Service* on roadway segments or intersections within the Transportation Impact Area*, one of the following conditions shall be met:

1. All of the Warranted* improvements, to prevent degradation of Acceptable Level of Service* within the Traffic Impact Area*, are scheduled for construction commensurate with the buildout schedule for the applicable phase through a funding mechanism and sources acceptable to Manatee County. Funding mechanisms and sources acceptable to Manatee County shall include state commitments to the improvements within a 5-year capital improvement program, other local government programming of construction of the improvements within a 5-year program, Manatee County's inclusion of construction of the improvements in the 5-year capital improvements program, or local development agreements pursuant to Section 5.2.3.2 of the Manatee County Comprehensive Plan; OR
2. For all development after the first 1,405 residential units in Phase I, the Developer* shall submit a 380.06 traffic analysis to identify transportation impacts and shall amend the Development Order to incorporate the necessary mitigation requirements. The Developer* shall be entitled to utilize any mitigation option deemed appropriate by Manatee County which is consistent with the requirements of Chapter 380 and the rules and policies of the TBRPC and DCA.

- C.(4) Any payments provided by the Developer* to the County under stipulation C.(3) above shall receive credits toward transportation component impact fees subsequently due Manatee County if such credits are allowed by the Land Development Code (Ordinance 90-01), as it may be amended from time to time. Such payments shall not prevent Manatee County from revising or increasing the impact fees due from the Developer* to which applicable advance sums shall be applied, unless the impact fees have been paid pursuant to a fee agreement pursuant to Chapter 8 - Impact Fees, of the Land Development Code.
- C.(5) If the Traffic Studies* required in Paragraph C.(2) above show that Acceptable Levels of Service* are not being maintained on the roadway segment listed in Table 1 or if funding as set forth above is not provided, then Manatee County government shall withhold PDP approval. PDP approval shall be withheld until the funding commitments set forth above for the improvements necessary to achieve the Acceptable Levels of Service* have been obtained, which will ensure the construction of the roadway segment(s) prior to the anticipated build-out of the Phase for which approval is sought. This provision shall not be construed so as to obligate Manatee County to participate in the construction or funding for construction of said improvements except when said improvements are identified in the County's Transportation Improvement Plan.
- C.(6) Pursuant to the Developer's * request that Relocated US-301 improvements as originally noted in Exhibit C , be modified to acknowledge the fact that the roadway currently operates at a level above that of the typical four-lane divided highway, the Manatee County Transportation Division* has agreed to remove references to link improvements for Relocated US-301. The Manatee County Transportation Division reserves the right to require intersection analysis at the time that future Traffic Studies* are undertaken.
- C.(7) The additional access point to State Road 70, located east of the S.R. 70 and Lakewood Ranch Boulevard intersection, shall be limited to right-turn-in and right-turn-out movements

only, with an optional left-turn-in directional median cut, if fully permitted by FDOT. The two additional access points to State Road 70 for the approved commercial parcels located on the east and west sides of Lorraine Road, shall be limited to right-turn-in and right-turn-out movements only, with an optional left-turn -in directional median cut, if fully permitted by F.D.O.T. The design of the southern approach to the Lorraine Road/S.R. 70 intersection shall include a median to discourage unsafe cross-traffic movements between these two commercial parcels. **(Completed)**

- C.(8) The Cypress Banks DRI shall include an unrestricted internal east-west roadway connecting Lakewood Ranch Boulevard and Lorraine Road. **(Completed)**
- C.(9) Prior to Construction Drawing approval, the Developer shall obtain Florida Department of Transportation approval through their official connection approval process described in Rule 14-96 F.A.C. and specified under sections 334.044(2), 335.182(2), 335.183, and 335.184 Florida Statutes and implemented by Section 334.044(14), 335.18-335.187, Florida Statutes for the access points described in C.(7).

ENVIRONMENTAL CONDITIONS

- D.(1) A surface water and quality monitoring program and any amendment thereto shall be submitted to the Manatee County Planning Department (or their successors) for approval and the Tampa Bay Regional Planning Council (TBRPC) for review **(Completed.)** and shall provide one (1) year of pre-construction base-line data acceptable to the Planning Department or their successors) **(Completed.)**. Construction monitoring shall be initiated at the beginning of construction and continuing through project build-out, and for two (2) years after build-out. All water quality analytical methods and procedures shall be documented and comply with EPA/DEP Quality Control standards and requirements. Monitoring shall be particularly sensitive to the discharges from the golf course. Should the monitoring indicate that water quality is being degraded below pre-development (baseline) levels as a result of the project, all construction within the subbasin where the violation is noted shall cease until the violation is corrected. If the Developer can demonstrate that specific construction can be identified as causing the violation, only that activity demonstrated to be responsible for exceeding the regulated limits shall cease until the violation is corrected. The monitoring results obtained, as specified in the monitoring plan, shall be submitted to Manatee County, Southwest Florida Water Management District (SWFWMD), the Department of Community Affairs (DCA), and Tampa Bay Regional Planning Council (TBRPC). Any violation of Chapter 62-302, Florida Administrative Code (FAC), attributable to the project, shall require corrective measures as set forth by the Florida Department of Environmental Protection (FDEP).

The monitoring station location, sampling frequency and reporting schedule shall be amended and approved by the Manatee County Environmental Management Department (EMD) (or their successors) and submitted to Florida Department of Environmental Protection (FDEP) to include the additional 432.1 acre parcel added to the DRI with Ordinance 02-34 **(Completed)** and the additional 290.9 acre parcel added to the DRI with Ordinance 03-30 **(Completed)**, and the additional 991.0 acre parcel added to the DRI with Ordinance 05-33, prior to commencement of any construction on this parcel. The County s Environmental Management Department (EMD) (or their successors) shall maintain

control of the monitoring program to the extent they shall have the right of approval as to the consultant hired by the Developer*.

For the additional 991.0 acre parcel, added to the DRI with Ordinance 05-33. EMD and FDEP shall review the applicant's one year of data from the Ambient Surface Water Monitoring Program to determine if ongoing surface water quality monitoring will be required. In addition, a waterbody (Braden River AB Ward L 1914) within this project's boundary has been identified as impaired by Chapter 62-303 F.A.C. and will be subject to a Total Maximum Daily Load (TMDL). TMDL's define the amount of a pollutant that can exist in a waterbody and still meet its designated use. Waterbodies identified as impaired exceed the TMDL for one or more pollutants. Local stakeholders (e.g. Developer or homeowner's associations) will be responsible for reducing the amount of pollutants that enter an impaired system that falls within their jurisdiction. Pollutant reductions will be shown through the development and participation in Basin Management Action Plans (BMAP). The Developer shall participate in any BMAP that is developed for a sub-basin located partially or wholly within the project's boundary. Furthermore, any responsibility that the Developer takes on under the scope of a BMAP shall be passed on to future responsible parties within the development (e.g. homeowners' associations) for the additional 991.0 acre parcel added to the DRI with Ordinance 05-33.

Groundwater quality monitoring shall be required for the additional 991.0 acre parcel, added to the DRI with Ordinance 05-33 through build-out of the project. The ongoing groundwater monitoring will be performed in accordance with EMD's Groundwater Monitoring Requirements and FDEP's Environmental Monitoring Plan (EMP) guidance documents, both contained in the Cypress Banks DRI/East Sector NOPC Site Environmental Monitoring Plan approved by EMD on December 17, 2004. A proposal for ongoing groundwater monitoring will be submitted to EMD and FDEP, along with the applicant's one year of data from the Ambient (baseline) Groundwater Monitoring Program for evaluation and approval, prior to commencement of an ongoing groundwater monitoring program.

- D.(2) The portions of the Cypress Banks site which meet the definition of preservation and conservation areas, as defined in the Tampa Bay Regional Planning Council (TBRPC s) adopted Future of the Region, as shown on Amended Maps D and F and modified on Map K given in the ADA Sufficiency Response, shall be designated on the Master Development Plan* submitted to Manatee County for Planned Development approval (**Completed**).
- D.(3) In the event that any species listed in Rule 68A-27.003, Rule 68A-27.005, or Rule, 68A-27.004 Florida Administrative Code (FAC) are observed frequenting the site for nesting, feeding, or breeding, proper protection or mitigation measures shall be employed in cooperation with the Florida Fish and Wildlife Conservation Commission (F.F.W.C.C.). Gopher tortoises have been observed on site. The majority of the gopher tortoise population located on site are in areas that will be preserved; those gopher tortoises and comensals which are outside of the preservation area shall be relocated after obtaining the appropriate permits from the Florida Fish and Wildlife Conservation Commission (F.F.W.C.C.).

In order to assure nesting sites are available for the Southeastern American Kestrel, five nest boxes shall be installed on the 374.1-acre parcel added to the DRI with the adoption of

Ordinance 00-06, per F.F.W.C.C. guidelines. These shall be located adjacent to areas of fairly open canopy and short grassy groundcover, as well as suitable perching locations, including pines adjacent to wetlands and other preserved open space. The nesting boxes shall be installed prior to any clearing or grading activities **(Completed)**.

A mesic hammock (9.3 acres) for the 374.1 acre parcel added to the DRI with Ordinance 00-06, as shown on revised Map H dated April 22, 2003 shall be preserved as habitat for the Sherman s Fox Squirrel **(Completed)**.

- D.(4) All wetlands within the site are considered jurisdictional and thus shall be altered only with approval of all applicable jurisdictional entities and in accordance with the Manatee County Comprehensive Plan, however, none of the 11.5 acres of wetlands located on the +374.1 acre parcel added to the DRI with the adoption of Ordinance 00-06 shall be impacted. The only wetland impact permitted with the 432.1 acres added with the adoption of Ordinance 02-34, shall be the roadway crossing shown on Map H, and allow for piling supported structures for golf cart paths, in accordance with Section 719 of the LDC. Such structures shall be located as to minimize impacts to desirable vegetation. None of the 2.2 acre wetland on the 290.9 acre parcel added to the DRI with the adoption of Ordinance 03-30 shall be impacted. Of the 78.3 wetland acres, 1.59 acres will be impacted on the 991.0 acre parcel added to the DRI with the adoption of Ordinance 05-33. The impact shall be limited to 1.52 acres within wetland SE-W71 to allow a roadway crossing, residential uses, and a stormwater management system, 0.04 acres within SE-W46 to allow a roadway crossing, and 0.03 acres within wetland SE-W100 to allow an elevated golf cart path. This shall be reviewed and approved by the Planning Department prior to Final Site Plan approval.
- D.(5) The development shall adhere to the provisions of the Manatee County Land Development Code (LDC), particularly Section 714, having to do with tree protection except in those areas shown on Exhibit E (modified Map D&F in the ADA) and as amended with Ordinance 00-06 (see Attachment to Exhibit E dated 4/22/03), designated as forest cultivation areas at the time of General Development Plan Approval. Trees removed from these areas shall be harvested and utilized for their natural resource in order to receive this exemption.
- D.(6) Representative tracts of all major native upland vegetative communities shall be set aside in their natural state to serve as conservation areas. These shall be clustered to the greatest degree possible in order to maximize the intrinsic value of habitat diversity.
- D.(7) A single specimen Simpson zephyr-lily (*Zephyranthes simpsonii*) was observed in an area not designated as a preserve. All other protected plant species were observed within habitats designated for preservation. The Developer* shall coordinate with the Florida Department of Agriculture and Consumer Services for the relocation of any plant species listed in Section 581.185(a) and (b), Florida Statutes (FS) and found on-site in an area which is not to be preserved on the Master Development Plan*.
- D.(8) Where feasible, the Developer* shall utilize multi-story structures or non single-family residences to save natural land cover and reduce the amount of impervious surface.
- D.(9) Where feasible, the Developer* shall preserve and otherwise utilize native and low-maintenance vegetation to reduce fertilizing and water requirements.

- D.(10) No development activities shall be permitted within State and Federal jurisdictional wetlands except where permitted by the Department of Environmental Protection (DEP), Southwest Florida Water Management District (SWFWMD), or the Army Corps of Engineers and in accordance with the Manatee County Comprehensive Plan.
- D.(11) Stormwater management system design shall, to the maximum extent possible, incorporate and utilize isolated wetlands outside the DEP jurisdiction. Mitigative measures may be acceptable to replace removed wetlands.
- D.(12) There shall be a fifty foot (50') buffer zone, in conformance with the Manatee County Land Development Code, established adjacent to post-development jurisdictional wetlands. Where the buffer zone has been substantially retained in an unaltered natural state at the time of the adoption of The Manatee County Comprehensive Plan, said buffer shall be located between any private lot lines and the post development jurisdictional wetland. All building setbacks shall be measured from the buffer zone. All buffers shall be identified as an undisturbed conservation easement for Manatee County on the Preliminary* and Final Development Plans and Subdivision Plats and shall be physically identified on site at property lines so as to be visible where the easement crosses the property line. Each development subphase shall include deed restrictions that prohibit development activity and removal of native vegetation and require that any replanting within the buffer be with flora native to Manatee County.
- D.(13) Bridges crossing tributaries shall be designed so that bridge abutments are placed landward of wetland vegetation as defined by the Florida Department of Environmental Protection (FDEP).
- D.(14) All development within Cypress Banks shall meet all of the regulations and precepts of the adopted Manatee County Comprehensive Plan, as amended.
- D.(15) The 326.1-acre addition (a.k.a. Taylor Ranch) of land added to the DRI with Ordinance 02-34, shall be subject to the following:
- A. Upland preservation shall be provided by increasing the wetland buffer approximately twenty feet beyond the 30 foot (30') wetland buffer required by the Manatee County Land Development Code. Upland preservation areas shall be delineated on the Final Site Plan.
 - B. Prior to commencement of construction within fifteen hundred feet (1500) of the eagle nest, a Wildlife Management Plan shall be approved by the U.S. Fish and Wildlife Service (FWS).
 - C. A permit for gopher tortoises shall be obtained from the Florida Fish and Wildlife Conservation Commission, prior to approval of the Erosion and Sediment Control Plan.
- D.(16) Prior to Final Site Plan approval for any area containing existing wells, a Well Management Plan shall be submitted for the additional 991.0 acre parcel, added to the DRI with

Ordinance 05-33_for review and approval by Manatee County. The Well Management Plan should include Water Use Permits, approved by SWFWMD, modified for the proposed use and details on how wells will be protected during construction activities.

DRAINAGE

- E.(1) Stormwater discharge facilities shall be designed and constructed so as to include an additional level of treatment equal to at least fifty percent (50%) of the treatment criteria specified in Rule 62-25.035(1)(b) or Rule 62-25.04 or, Rule 62-25.042, F.A.C.
- E.(2) In conjunction with the water quality monitoring program set forth above, the Developer* shall develop and institute a monitoring program to monitor surface water and groundwater quantity to ensure that pre-development levels of water flowing towards the Evers Reservoir are maintained. This monitoring plan shall be developed by the Developer* in conjunction with and subject to the written approval of Manatee County.
- E.(3) Existing net water flow (groundwater and surface water) contributions from the site to the Braden River watershed shall be maintained and their natural seasonal fluctuations preserved during all phases of development. Beginning two (2) years from the date of issuance of the original Development Order and continuing annually thereafter until buildout, the Developer* shall provide the County Environmental Management Department (EMD) (or their successor) with a wet season/dry season water budget which calculates pre-development and post-development flows to the Braden River watershed. The water budget shall include monthly rainfall records and calculated runoff, evapotranspiration, and groundwater flow and shall be done separately for normal and ten-year drought conditions. Should the County Environmental Management Department (EMD) (or their successor) analysis of the data provided indicate a trend that groundwater and surface contributions from the site to the Braden River watershed are not being maintained, then the County may require the Developer* to prepare a detailed analysis of the drainage system and a revised drainage plan that includes all appropriate remedial measures. The County may also require immediate remedial action to mitigate the identified surface water and groundwater shortfalls from the site and require long-term mitigation in accordance with the revised plan.
- E.(4) The Developer* has proposed the use of a double-underdrain filtration system at all downstream outfalls to provide additional nutrient and suspended solids removal not typically provided. The Developer*, in conjunction with the Phase I Preliminary Development Plan submittal, shall be required to develop a maintenance schedule which will assure that the system is functioning as designed (**Completed for Phase I**). Further, the Developer*, his heirs and assigns (or designated entity) shall be required to implement and continue this maintenance program for the duration of the project.
- The Developer* shall warrant, by bond or other mechanism acceptable to the County, the performance of his stormwater management system in compliance with County and State standards for two (2) years beyond the build-out period of development within each hydrologic unit.
- E.(5) Beginning within the 2-year period after build-out and continuing in perpetuity, the Homeowners Association or District* shall be responsible for stormwater monitoring data

collection and reporting, operation and maintenance, and renewal and replacement of the stormwater management systems as required in the development approval.

The County shall have the authority to assess the Homeowners Association or District* for continuing performance of the systems in compliance with the standards set forth in the monitoring program.

- E.(6) There shall be no net loss of hydrologic storage and conveyance capacity caused by this development within the 100-year floodplain or an increase in flood elevations as defined by the referenced SWFWMD study.
- E.(7) Prior to the issuance of any relevant construction permits for each phase or subphase of the Cypress Banks development, the Final Drainage Plan for each applicable phase or subphase of Cypress Banks shall be submitted to DEP and TBRPC for review and to SWFWMD and Manatee County's Planning and Environmental Management Departments (EMD) (or their successors) for approval.
- E.(8) To protect the water quality, the Developer* shall be required to include the following parameters:
 - a. The drainage system shall be designed to provide retention, or detention with filtration/assimilation treatment in order to meet or exceed all applicable state, regional, and local requirements including Rule 62-25.035(1)(b), FAC, and SWFWMD Rule 40D-4, FAC;
 - b. No stormwater discharge shall cause a violation of the Class I Water Quality Standards as set forth in Chapter 62-302, FAC;
 - c. The proposed retention/detention wetland systems shall be designed, constructed, and maintained pursuant to the guidelines of the Stormwater and Lake Systems, Maintenance and Design Guidelines (TBRPC, 1978)
 - d. The Developer* shall formulate guidelines for the maintenance of the golf courses within the 100-year floodplain adjacent to the Braden River and its tributaries that include and address the limited use of herbicides, pesticides, and fertilizers. These guidelines must be established and approved by Manatee County Environmental Management Department (EMD) (or their successor) prior to commencement of development and issuance of permits;
 - e. All golf courses must be treated as developed areas with their runoff routed through the subbasin retention/detention systems; and
 - f. The Developer* will provide for positive outfalls for all off-site flows through the development. These positive outfalls may be in the form of swales and channels that will direct the flow around the site.
- E.(9) The Developer* shall establish hydroperiod and normal water levels through field survey and maintain these for existing wetland areas that shall be connected to the stormwater management system. The Developer* has identified several wetland areas that will be

improved by returning water levels and hydroperiods to their natural state. The Developer* shall identify the wetlands to be improved with each PDP submittal.

- E.(10) All development shall meet or exceed the recommended Best Management Practices developed for the Southeast Study Area. Stormwater management system designs shall meet or exceed the guidelines in Camp Dresser & McKee's Final Report (9/85). Designs shall incorporate Best Management Practices, be based on site-specific data (surface and groundwater quality and quantity), reflect seasonal variations, and seek to enhance, where feasible, water quality contributions to the Braden River.
- E.(11) Stormwater discharge, either direct or indirect, shall not cause a receiving water body (Water of the State) to violate limits as defined in Class I - Potable Water Supplies and Surface Waters General Criteria of Chapter 62.302, F.A.C. or any other applicable state or local regulations that may be adopted at a later date.

However, where background conditions in the water body may not meet the above-stated limits due to non-abatable natural causes, site-specific alternative criteria may be established when an affirmative demonstration is made to the Manatee County Environmental Management Department (EMD) (or their successor) that an alternative standard is more appropriate and approval of such criteria is given by said Department.

HAZARDOUS WASTE

- F.(1) Upon approval by Manatee County, the Developer* shall provide to all Cypress Banks businesses information that:
- a. Indicates types of wastes and materials that are considered to be hazardous and shall be stored or disposed of only in the specially-designated containers/areas; and
 - b. Advises of applicable statutes and regulations regarding hazardous wastes and materials at the time of purchase or lease, including the reporting requirements of Chapter 252, Florida Statutes.
- F.(2) The Developer* shall require that any hazardous waste will be transported and disposed of in a manner consistent with applicable regulations through restrictive covenants.

ENERGY CONSERVATION

- G.(1) The Developer* shall institute the following list of energy conservation measures referenced on pages 201-203 of the ADA, including:
- a. Watt-wise Construction with increased insulation and high efficiency mechanical appliances such as typical household appliances and those for heating and cooling systems;
 - b. Cross-ventilation;
 - c. Window orientation for the most efficient heating and cooling systems;

- d. Solar heating and cooling systems; and
- e. Low pressure sodium lamps for exterior lighting.

GENERAL CONDITIONS

- H.(1) The Developer* shall be required to adhere to any and all commitments made in the ADA and subsequent sufficiency responses listed in Composite Exhibit A attached hereto and by reference incorporated herein, unless that commitment is superseded by a Development Order Condition.
- H.(2) The Developer* shall adhere to the following soil, wind, and water erosion abatement methods given on page 22 of the ADA, including:
- a. Preserve existing trees as buffers between adjacent developed areas;
 - b. Control development progress so that a minimal amount of acreage (i.e., 40-80 acres) is cleared at any one time;
 - c. Control development progress so that the potential for two adjacent parcels to be cleared at the same time is minimal;
 - d. Preserve natural land cover by selective site clearing (e.g., limit clearing of lake excavation areas and road right-of-way in a typical subdivision);
 - e. Sod or seed and fertilize cleared areas and lake banks immediately upon completion of grading activities;
 - f. Utilize water spray trucks to suppress and control dust generation in heavy construction areas;
 - g. Design swales, ditches, and culverts for peak velocities in the three (3) to six (6) feet per second maximum range; and
 - h. Preserve the existing natural vegetation along the Braden River, Wolf Slough and other unnamed tributaries to minimize the potential for erosion during construction.
- H.(3) The Developer* shall submit a plan to Manatee County and the Tampa Bay Regional Planning Council (TBRPC) for using non-potable water for landscape and open space irrigation with each Preliminary Development Plan*.
- H.(4) The Developer* indicates that wastewater treatment and disposal shall be by the County utilizing the Southeast Regional Wastewater Treatment Plant. In the event that capacity is not available, the Developer* will be required to provide for the treatment plant expansion and the ultimate disposal of all the wastewater generated by the project or construction of the interim plant at an off-site location out of either the WO-E or WO-M. Any and all wastewater facilities must be designed in accordance with all applicable regulations including the obtaining of all appropriate permits for construction and operation. No septic system shall be permitted within the development.

- H.(5) No sewer lift stations shall be built where emergency discharges have the potential for direct discharge into the Braden River, its tributaries, or Evers Reservoir.
- H.(6) Sewer lift stations shall be designed and equipped in accordance with Manatee County s Public Services Department guidelines with several means of backup, to provide assurance against equipment failure and discharge to the environment. These shall include:
- a. Lift stations with 35HP (or less) motors shall have an auxiliary generator receptacle on the panel box;
 - b. Stations with greater than 35HP motors shall include an on-site stationary generator set with remote transfer capability;
 - c. Wet wells to contain sewage line surcharges/overflows;
 - d. Emergency bypass pumpouts for tank trucks; and
 - e. 100 percent redundancy in lift station pumping equipment.
- H.(7) The Developer* shall maintain all waterlines and fire hydrants not dedicated to the County.
- H.(8) The discovery of any historical or archaeological resources shall be reported to the Florida Division of Historical Resources and the disposition of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County.
- H.(9) The Developer* shall make his fair share contribution for school sites in the southeast county area. To meet this contribution, prior to final development approval for residential units of Phase I, and in no event later than approval of the first Preliminary Development Plan for Phase II, the Developer* shall negotiate the dedication of forty (40) acres for a school site that is acceptable to the School Board, with an option for the School Board to purchase an adjoining ten (10) acres at fair market value or offer an acceptable school impact fee credit for future development. The site can be located either on or off the Cypress Banks property. Such a dedication will fulfill all present and any future countywide educational site dedication requirements adopted by the county or the School Board regarding the 1,790 acres included in Z-86-30 (C)(R) **(Completed)**.
- H.(10) The Developer* shall be required to construct all habitable structures with finish floor elevations at or above the 100-year flood elevations as established by the Federal Emergency Management Agency "FEMA" or other representative study as agreed on by the County. Additionally, the development shall cause no net loss in storage or flow capacity within the 100-year floodplain without providing compensatory storage.
- H.(11) The Developer* shall be required to operate and maintain all on-site wells in accordance with acceptable practices and applicable SWFWMD regulations.
- H.(12) The Developer* shall be required to maintain all common open space areas within the

project, including the onsite reservoir.

- H.(13) 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 police, fire, and emergency medical services or any combination thereof. 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, if applicable. An agreement as to pro-rata share, mutually acceptable to the County and the Developer*, shall be reached prior to the issuance of permits for Vertical Development* for Phase I **(Completed)**.
- H.(14) The availability of adequate service/capability to provide water, wastewater treatment, solid waste disposal, electricity, water, police, fire, and EMS service shall be demonstrated with each Preliminary Development Plan* submittal.
- H.(15) SMR Communities Joint Venture, A Florida General Partnership, its successors, assigns or transferees, shall submit biennial DRI reports in accordance with Section 380.06(18), FS, to Manatee County, the Tampa Bay Regional Planning Council, the State Land Planning Agency, and other agencies, as may be appropriate, on the anniversary of the effective date of R-95-220 (February 22, 1996) and each year thereafter until such time as all terms and conditions of this Order are satisfied. Six copies of this report shall be submitted to the Director of Manatee County Planning Department or the Director's designee, who shall review the report for compliance with the terms and conditions of this Order and may submit an appropriate report to the County Commission should the Director decide that further orders and conditions are necessary. The Developer* shall be notified of any Board of County Commissioners hearing wherein such report is to be reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, waiver, or change of conditions as to any terms or conditions of this Order. The biennial report shall contain the following:
- (a) Any changes in the plan of development, or in the representation contained in the ADA, or in the phasing 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 local government, the Regional Planning Council, or the Department of Economic Opportunity 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 development 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 statement that all persons have been sent copies of the annual report in conformance with Subsections 380.06(14) and (16), Florida Statutes; and
- (j) A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to Subsection 380.06(14)(d), Florida Statutes.

H.(16) If more than five years shall elapse between approval of this Order and commencement of actual development under County development approval, [development commenced within time frame] 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, based on testimony presented at that hearing, rescind any and all approvals granted herein except where the failure to carry out development is attributable to factors beyond the control of the Developer* such as the unavailability of permits because of inadequate public facilities, or for any other similar reason. 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.

H.(17) Should the Developer* fail to conduct monitoring or maintenance in accordance with the provisions of this Development Order, all construction within the Cypress Banks Development shall cease until monitoring or maintenance as required herein has been restarted and, in the case of a failure to properly monitor, one year of new baseline data acceptable to Manatee County has been obtained and verified.

H.(18) This Development Order shall expire on October 26, 2025.

H.(19) Gopher tortoises encountered in areas slated for construction will be relocated, after obtaining the appropriate permits from Florida Fish Wildlife Conservation Commission (FFWCC), to the conservation area specifically preserved for them (ADA, pg. 100). Should the Developer* not be able to obtain said permits, the active gopher tortoise burrows shall be preserved within a fifty-foot (50') buffer.

H.(20) In order to ensure that people will find adequate housing opportunities reasonably accessible to their places of employment, the Developer* shall, prior to commencement of development for Phase II, conduct an analysis of the housing needs to be created by the development and determine the availability of adequate housing proximate to or otherwise

reasonably accessible to the development. This analysis and determination shall be accomplished using a methodology approved by the Department of Economic Opportunity. If such analysis indicates that the development will create substantial need for adequate housing that is not being provided by other residential developments proximate to the development or if such analysis indicates that the development would not substantially further the creation of adequate housing opportunities reasonably accessible to places of employment, then the Developer shall prepare a Housing Affordability and Implementation Plan (HAIP) and adopt the HAIP as an amendment to this development order. The HAIP shall comply with the goals and standards established by the Tampa Bay Regional Planning Council's Strategic Regional Policy Plan, Manatee County's 2020 Comprehensive Plan, and all applicable rules and policies established by the state land planning agency prior to the commencement of Phase II. **(Completed)**

At a minimum, the HAIP shall contain:

1. Specific provisions for onsite housing delivery, including housing delivery alternatives;
2. Specific provisions for offsite housing in addition to onsite housing or when onsite housing would be impracticable;
3. Specific mechanisms for HAIP implementation;
4. Provisions to ensure continued adequacy of units provided;
5. Monitoring provisions;
6. Location and placement of adequate housing units; and
7. An assessment of the HAIP and its relationship to the local comprehensive plan in regard to the need for adequate housing.

The HAIP may also contain:

8. Proposed provisions for crediting the Developer for activities that address adequate housing opportunities; or
9. Proposed Developer incentives for providing adequate housing opportunities such as density bonuses, density transfers, alternative or expedited development review, or partial or full fee waivers.

H.(21)

The Developer shall dedicate to Manatee County land for a recreational park consisting of approximately 15 acres, lying east of Lorraine Road, as identified on the General Development Plan dated April 22, 2003. Prior to dedication, the Developer shall construct those improvements which are indicated as "Developer Improvements" on that plan prepared by Wilson Miller, Inc., dated April 22, 2003 and attached hereto as Exhibit G. Manatee County shall identify the park as a planned project within the park capital improvement plan as a condition precedent to the Developer's required dedication of the

land. Upon the dedication of the park together with all improvements thereon to Manatee County for use by the general public, the park shall be a park within the Manatee County Park and Recreation system. If the dedication and construction by Developer* meet this condition it shall be eligible for impact fee credits from the parks and recreation component. **(Completed).**

- H. (22) The developer shall dedicate to Manatee County land for a recreational park consisting of approximately 15 acres, lying east of Lorraine Road and directly north of The Masters Avenue extension, as identified on the General Development Plan dated June 21, 2005 {Z-86-30(R14)}. Prior to dedication, the developer shall construct improvements as agreed upon between the developer and Manatee County Parks and Recreation Department. Manatee County shall be responsible for any additional improvements. The developer improvements shall be constructed using design and materials consistent with similar park facilities in other Manatee County parks. Manatee County shall identify the park as a planned project within the parks and recreation level of service standards contained in the Comprehensive Plan as a condition precedent to the developer's required dedication of the land. Upon the dedication of the park together with all improvements thereon to Manatee County for use by the general public, the park shall be a park within the Manatee County Parks and Recreation system. If the dedication and construction by developer meets this condition, it shall be eligible for impact fee credits from the parks and recreation component. (Complete)

SECTION 8. DEVELOPER COMMITMENTS

The following items have been committed to by the developer in the ADA submittal and subsequent sufficiency responses.

General Project

1. The project will feature bike and pedestrian paths, interconnecting the housing areas of each owner to the recreation facilities, resort center and the community shopping center. (*Application for Development Approval [ADA], pg. 7*)
2. The proposed uses for the property include residential, open space, a golf course and club house and a park (*NOPC Application/Page 4*).
3. The breakdown of the 991.0-acre addition is as follows: 425.1 acres - residential, 248.0 acres - "other open space," 95.2 acres road right-of-way and easements, and 222.7 acres - recreation (*NOPC Application/Page 7*).
4. Lorraine Road will be added to the list of impacted transportation facilities identified within the Development Order (Ordinance 03-30).
5. The acreage expansion is adding five new access points. Two of the access points will be located on The Masters Avenue extension. Two are inter-neighborhood connections, and the fifth access point will be at Lorraine Road, approximately 1.3 miles south of SR 70.

Air Quality

1. Several steps will be taken during the construction phases to reduce emissions generated by the project. (*ADA, pg. 17*)
2. Clearing and grubbing operations at the individual building sites will proceed only when construction is planned. Currently accessible watering procedures will be employed if fugitive dust becomes a problem. Upon completion of construction and final grading, disturbed areas will be seeded, sodded, or mulched. (*ADA, pg. 18*)

Soils

1. The development will use such methods as: retention lakes, free draining grass swales, and properly designed underdrains to reduce soil limitations, as well as limiting development in certain swamp, marsh, and alluvial zones. (*ADA, pgs. 19 and 21*)
2. The following wind, water and soil erosion abatement methods will be followed:
 - preserve existing trees as buffers between adjacent developed areas.
 - control development progress so that a minimal amount of acreage (40-80 acres) is cleared for building sites at any one time.
 - control development progress so that the potential for two adjacent parcels to be cleared at the same time is minimal.
 - sod or seed and fertilize cleared areas and lake banks immediately upon completion of grading activities.
 - preserve natural land cover by selective clearing of the site.
 - utilize water spray trucks in heavy construction traffic areas.
 - design swales, ditches, and culverts for peak velocities in the three to six feet per second maximum range.
 - preserve the existing natural vegetation along the Braden River, Wolf Slough and other unnamed tributaries. (*ADA, pp. 21-22*).
3. The developer will apply the existing Development Order Conditions pertaining to wind and water soil erosion to the additional acreage (*ADA Responses/Page 15-2*).
4. Erosion problems will be mitigated for by the addition of energy attenuators (spreader swales, rip-rap or bubbler boxes) at future and temporary discharge points (*ADA Responses/Page 19-2*).

Water

1. An appropriate water quality monitoring plan will be developed pursuant to the possible requirements of the Development Order and subsequently submitted to TBRPC for review and comments. It will be designed to establish background and to assure compliance with all state standards, as set forth in Chapter 62-302 and Rule 62-4.242 (*ADA, pg. 42*)
2. Best Management Practices and design guidelines specified in Chapter 17-25, FAC, Rules of the Department of Environmental Protection, and Chapter 40D-4, Rules of the Southwest Florida Water Management District will be employed. An extra level of treatment will be provided through the placement of a double underdrain filtration system at all downstream lake outfalls and the selected positioning of detention/retention basins adjacent to established wetland communities. (*ADA, pg. 43*)
3. Prior to discharge, 90.25 percent of the total site drainage will drain through a series of mitigative features such as swales, wetlands, detention/retention basins, and lake underdrain filters. The remaining 9.75 percent will drain from the predominantly natural fringe-area adjacent to the Braden River and three of the largest streams on-site, directly into the contiguous stream. (*ADA, pg. 45*)
4. The planned use for the four existing water wells located within the 991.0-acre parcel is a secondary supplement for non-potable surface water irrigation system administered by the Braden River Utilities ((*ADA Responses/Page 17*)).
5. Water used for irrigation will come from non-potable water sources including stormwater and surface water (*Additional Information/Pages 6 & 10*).

Wetlands

1. None of the existing Freshwater Swamp habitats will be removed under the proposed development plan. The proposed removal of 5.3 acres of Bayhead will be confined to three isolated communities as shown in Map D/F. (*ADA, pgs. 57-58*)
2. In conjunction with the preservation of land along the Braden River and its tributaries, additional areas within drainage corridors will be conserved as buffer zones. (*ADA, pg. 60*)
3. The shoreline of the existing large mining pits on-site will be recontoured and a littoral zone constructed to facilitate establishment of emergent vegetation. (*ADA, pg. 60*)
4. The shoreline of the existing large mining pits on-site will be recontoured and a littoral zone constructed to facilitate establishment of emergent vegetation. (*ADA, pg. 60*)
5. Wetland associations depicted on Map H (revised 9/06/95) and Map K will be preserved. (*Sufficiency Response [S.R.], pg. 1*)
6. Several precautions listed on pg. 8 of the Sufficiency Response will be incorporated to protect wetlands during construction.
7. Retention of stormwater will provide at least as much recharge to the groundwater system as currently exists on-site. (*S.R., pg. 8*)

8. The jurisdictional ditch will be relocated within the same commercial parcel but further south to preserve the water quality and quantity functions of the system (Ordinance 03-30)
9. The majority of wetlands on site will be preserved. This extensive preservation along with the observation of the 50-foot wide buffers will minimize adverse impacts to the existing wetland dependent species' habitat.(ADA Responses/Pages 12-12)
10. An average-width 50-foot wetland buffer will be observed around all on-site wetland areas. A minimum 30 foot buffer is required around all isolated wetlands in accordance with Manatee County Development Code (ADA Responses/Pages 13-1 & 13-2).
11. Three wetland sites, 1.59 acres of the 78.3 total wetland acres within the 991.0 acre to be added to the DRI will be disturbed. (ADA Responses/Page 13-3).

Floodplains

1. The main Zephyr lily and brown ladies tresses, two state listed plant species in areas to be developed, will be transplanted on-site or to their preferred habitats of Pine Flatwoods or Xeric Oak Forest. The other listed species occurring on the site will be protected by preservation of their preferred wetland habitats. (ADA, pg. 86-87)
2. Portions of the preferred habitats for the endangered, threatened, and special concern species observed on-site will be preserved in conservation areas throughout the project site (ADA, pg. 100).
3. Gopher tortoises encountered in areas slated for construction will be relocated, after obtaining the appropriate permits from Florida Game and Fresh Water Fish Commission, to the conservation area specifically preserved for them (ADA, pg. 100).
4. The 991.0 acres added to the DRI is located outside of the 100-year floodplain. (ADA Responses/Page 16-1).

Economy

The developer will provide a pro-rata share contribution for Fire, EMS, and Police Station. (S.R. pg. 13)

Wastewater

1. The internal wastewater collection system and various pumping stations will be provided by the Developer in accordance with the regulations of the Public Works Department and constructed within the right-of-way dedicated to Manatee County (ADA, pg. 152).
2. The Developer will construct the off-site connection to the County system. (S.R., pg. 1)

Drainage

1. Approximately 48 acres of vegetated littoral zone will be created within the detention/retention

lakes. (ADA, pg. 158)

2. Approximately 35 percent of the surface area of the detention/retention lakes will consist of vegetated littoral zone. The slopes in one marsh mitigation zone will be at least 8:1. (ADA, pg. 158)
3. All interior and minor drainage systems will be designed based on a ten-year storm event. The Soil Conservation Service method will be used throughout the design of the drainage system. (ADA, pg. 158)
4. Additional treatment of stormwater will be accomplished by providing double underdrain filtration at all lakes which are final discharge points to on-site existing drainageway. The double underdrain system will be sized to filter the first one-half inch of runoff from downstream subbasins in 72 hours. (ADA, pg. 161)
5. All major drainageways will contain easements so that the County maintenance crews will have right of access. Easements will be of sufficient size to include additional surface width to allow heavy equipment to work adjacent to the drainage ditch or slough (ADA, pg. 180). It is the goal of this commitment to provide the necessary maintenance access while maintaining the pristine nature of the fringe areas. Therefore, the County maintenance crews must strive to keep this fragile ecosystem intact and allow minimal intrusions.
6. In addition to easements, all homeowners and condominium associations or District* will have a prescribed stormwater management system maintenance program which will be sustained through assessment for maintenance of common elements. This will ensure that all structural and non-structural components of the stormwater management system will be kept in proper working order. (ADA, pg. 180)
7. All drainageways on the project will be private except where drainageways will cross the two major roadways which are proposed to be dedicated to Manatee County. (S.R., pg. 18)

Water Supply

1. Potable water demand will be satisfied by the off-site public supply while the non-potable irrigation demands will be obtained from on-site sources. (ADA, pg. 184)
2. The potable water supply system will be constructed by the Developer as each specific parcel is developed. Upon completion of each portion installed within County right-of-way, the system will be dedicated to MCPTD for operation and maintenance (ADA, pg. 187). All facilities not installed in County rights-of-way shall remain private.
3. The non-potable system will be maintained by its users (e.g., Homeowners Association, Condominium Association). (ADA, pg. 187)
4. The Developer will meet the National Fire Protection Association Code which is the current fire protection code or the Manatee County Comprehensive Plan, whichever is more stringent. (S.R., pg. 18)

5. The Developer will construct the off-site connection to the County system at the Developer's expense. (S.R., pg. 1)

Energy

1. There will be no on-site electrical generating facility. (ADA, pg. 198)

Recreation and Open Space

1. The developer controls the preserved marsh area outside of the DRI and plans to preserve this area (*Additional Information/Page 6*).
2. There will be a golf course, golf club house, and a 15-acre park within the 991.0 acres to be added to the DRI with Ordinance 05-33. (*Substantial Deviation Application/Page 4*).

SECTION 9. LEGAL DESCRIPTION OF CYPRESS BANKS

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A parcel of land lying in Sections 17, 20, 21, 22, 23, 25, 26, 27, 28, 29, 32, 33, 34, 35 and 36, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:
Begin at the northwest corner of said Section 20, said section corner also being the common corner of Sections 17, 18, and 19; thence N.00°34'52"E. along the west line of said Section 17, a distance of 140.67 feet to a point on the southerly right-of-way of State Road 70; the following 9 calls are along said southerly right-of-way of State Road 70; thence S.70°26'04"E., a distance of 373.46 feet to the point of curvature of a curve to the left having a radius of 2,041.86 feet and a central angle of 18°21'30"; thence easterly along the arc of said curve, an arc length of 654.24 feet to the point of tangency of said curve; thence S.88°47'34"E., a distance of 4,362.42 feet; thence S.89°43'34"E., a distance of 1,575.96 feet; thence S.89°42'03"E., a distance of 2,821.50 feet; thence S.89°19'57"E., a distance of 1,464.40 feet to Point "A"; thence S.89°21'15"E., a distance of 3,754.54 feet to the point of curvature of a curve to the right having a radius of 1,777.86 feet and a central angle of 34°24'33"; thence easterly along the arc of said curve, an arc length of 1,067.70 feet to the point of tangency of said curve; thence S.54°56'41"E., a distance of 821.49 feet; thence departing said southerly right-of-way of State Road 70; S.37°00'30"W., a distance of 306.68 feet; thence S.11°59'28"W., a distance of 271.56 feet; thence S.38°13'49"E., a distance of 139.09 feet; thence S.08°47'40"W., a distance of 153.43 feet; thence S.49°56'25"W., a distance of 228.41 feet; thence N.50°07'45"W., a distance of 125.37 feet; thence N.26°43'33"E., a distance of 224.96 feet to the point of curvature of a curve to the left having a radius of 100.00 feet and a central angle of 88°54'40"; thence northerly along the arc of said curve, an arc length of 155.18 feet to the point of tangency of said curve; thence N.62°11'08"W., a distance of 197.43 feet; thence S.61°14'22"W., a distance of 113.08 feet; thence S.24°22'30"W., a distance of 201.08 feet; thence S.00°06'50"W., a distance of 135.65 feet; thence S.50°25'21"E., a distance of 348.47 feet; thence S.35°53'49"W., a distance of 417.52 feet; thence N.56°57'53"W., a distance of 139.47 feet; thence N.83°51'29"W., a distance of 332.08 feet; thence S.32°20'46"W., a distance of 368.15 feet; thence S.15°20'53"W., a distance of 147.34 feet; thence S.53°47'33"W., a distance of 231.66 feet; thence S.76°15'16"W., a distance of 235.33 feet; thence S.46°31'18"W., a distance of 195.52 feet; thence S.33°58'26"W., a distance of 687.37 feet; thence S.37°35'20"W., a distance of 294.52 feet; thence S.52°24'58"W., a distance of 284.05 feet; thence S.75°39'49"W., a distance of 461.38 feet; thence S.74°49'49"W., a distance of 163.40 feet; thence S.63°21'56"W., a distance of 148.94 feet; thence

S.44°11'27"W., a distance of 241.21 feet; thence S.63°21'55"W., a distance of 439.23 feet; thence S.81°03'05"W., a distance of 234.09 feet; thence S.57°35'22"W., a distance of 178.26 feet; thence S.69°59'29"W., a distance of 317.24 feet; thence S.80°03'53"W., a distance of 275.24 feet; thence N.81°49'22"W., a distance of 263.52 feet; thence N.67°11'02"W., a distance of 629.23 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.82°00'55"E., a radial distance of 2,880.00 feet; thence southerly along the arc of said curve, through a central angle of 07°28'45", an arc length of 375.94 feet to the point of tangency of said curve; thence S.00°30'20"W., a distance of 354.96 feet; thence S.00°51'27"W. along a line 120 feet easterly of and parallel with the west line of Section 27, a distance of 1,043.22 feet; thence departing said parallel line, thence S.89°37'46"E., a distance of 240.68 feet; thence S.40°36'26"E., a distance of 257.70 feet; thence S.81°04'26"E., a distance of 540.66 feet; thence S.49°05'50"E., a distance of 215.16 feet; thence N.40°54'10"E., a distance of 462.14 feet to a point on the southerly line of premises described in Official Record Book 2221, Page 4411 of said Public Records; the following nine (9) calls are along said southerly line; thence S.49°05'50"E., a distance of 42.50 feet; thence N.40°54'10"E., a distance of 111.31 feet to the point of curvature of a curve to the right having a radius of 287.50 feet and a central angle of 50°15'44"; thence northeasterly along the arc of said curve, an arc length of 252.21 feet to the point of reverse curvature of a curve to the left having a radius of 212.50 feet and a central angle of 44°56'31"; thence easterly along the arc of said curve, a distance of 166.68 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.43°47'04"E., a radial distance of 32.50 feet; thence northeasterly along the arc of said curve, through a central angle of 37°05'48", an arc length of 21.04 feet to the point of reverse curvature of a curve to the left having a radius of 352.50 feet and a central angle of 09°54'31"; thence easterly along the arc of said curve, a distance of 60.96 feet to the point of reverse curvature of a curve to the right having a radius of 254.50 feet and a central angle of 31°21'08"; thence easterly along the arc of said curve, a distance of 139.26 feet to the point of compound curvature of a curve to the right having a radius of 32.50 feet and a central angle of 17°15'45"; thence southeasterly along the arc of said curve, an arc length of 9.79 feet to the point of tangency of said curve; thence S.56°24'12"E., a distance of 287.20 feet to a point on the westerly line of premises described in Official Record Book 2221, Page 4402 of said Public Records; thence S.17°18'27"E., along said westerly line, a distance of 464.78 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.72°51'33"E., a radial distance of 1,304.68 feet; thence southeasterly along the arc of said curve, through a central angle of 46°09'43", an arc length of 1,051.15 feet; thence N.40°54'10"E., a distance of 411.03 feet; thence N.69°00'00"E., a distance of 414.64 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 93°51'32"; thence southeasterly along the arc of said curve, an arc length of 532.40 feet to the point of tangency of said curve; thence S.17°08'28"E., a distance of 477.41 feet to the point of curvature of a curve to the left having a radius of 1,304.68 feet and a central angle of 46°09'43"; thence southeasterly along the arc of said curve, an arc length of 1,051.15 feet to the point of compound curvature of a curve to the left having a radius of 300.00 feet and a central angle of 27°41'00"; thence easterly along the arc of said curve, an arc length of 144.95 feet to the point of reverse curvature of a curve to the right having a radius of 300.00 feet and a central angle of 33°34'45"; thence easterly along the arc of said curve, a distance of 175.82 feet to the point of reverse curvature of a curve to the left having a radius of 500.00 feet and a central angle of 14°40'42"; thence southeasterly along the arc of said curve, a distance of 128.09 feet; thence N.39°42'17"E., a distance of 1,366.14 feet; thence N.71°15'17"E., a distance of 132.13 feet to the point of curvature of a curve to the right having a radius of 265.00 feet and a central angle of 28°19'05"; thence easterly along the arc of said curve, an arc length of 130.97 feet to the point of reverse curvature of a curve to the left having a radius of 155.00 feet and a central angle of 30°13'47"; thence easterly along the arc of said curve, a distance of 81.78 feet to the point of

reverse curvature of a curve to the right having a radius of 270.00 feet and a central angle of 23°31'53"; thence easterly along the arc of said curve, a distance of 110.89 feet to the point of reverse curvature of a curve to the left having a radius of 95.00 feet and a central angle of 52°06'49"; thence northeasterly along the arc of said curve, a distance of 86.41 feet to the point of tangency of said curve; thence N.40°45'38"E., a distance of 298.99 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 33°41'32"; thence northeasterly along the arc of said curve, an arc length of 17.64 feet to the point of tangency of said curve; thence N.07°04'07"E., a distance of 174.24 feet to the point of curvature of a curve to the left having a radius of 80.00 feet and a central angle of 27°39'30"; thence northerly along the arc of said curve, an arc length of 38.62 feet to the point of tangency of said curve; thence N.20°35'23"W., a distance of 166.34 feet to the point of curvature of a curve to the right having a radius of 70.00 feet and a central angle of 77°05'18"; thence northerly along the arc of said curve, an arc length of 94.18 feet to the point of compound curvature of a curve to the right having a radius of 750.00 feet and a central angle of 07°46'18"; thence northeasterly along the arc of said curve, an arc length of 101.73 feet to the point of compound curvature of a curve to the right having a radius of 220.00 feet and a central angle of 88°47'03"; thence easterly along the arc of said curve, an arc length of 340.91 feet to the point of reverse curvature of a curve to the left having a radius of 130.00 feet and a central angle of 26°24'49"; thence southeasterly along the arc of said curve, a distance of 59.93 feet to the point of reverse curvature of a curve to the right having a radius of 120.00 feet and a central angle of 55°00'55"; thence southeasterly along the arc of said curve, a distance of 115.22 feet to the point of reverse curvature of a curve to the left having a radius of 130.00 feet and a central angle of 108°23'06"; thence southeasterly along the arc of said curve, a distance of 245.92 feet to the point of tangency of said curve; thence N.73°16'16"E., a distance of 141.48 feet to the point of curvature of a curve to the left having a radius of 70.00 feet and a central angle of 82°19'35"; thence northeasterly along the arc of said curve, an arc length of 100.58 feet to the point of reverse curvature of a curve to the right having a radius of 70.00 feet and a central angle of 68°01'53"; thence northeasterly along the arc of said curve, a distance of 83.12 feet to the point of reverse curvature of a curve to the left having a radius of 95.00 feet and a central angle of 60°36'52"; thence northeasterly along the arc of said curve, a distance of 100.50 feet to the point of tangency of said curve; thence S.01°38'19"E., a distance of 186.20 feet; thence N.88°23'11"E., a distance of 344.58 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.88°23'11"E., a radial distance of 115.00 feet; thence southeasterly along the arc of said curve, through a central angle of 105°16'41", an arc length of 211.31 feet to the point of reverse curvature of a curve to the right having a radius of 220.00 feet and a central angle of 81°21'02"; thence southeasterly along the arc of said curve, a distance of 312.36 feet to the point of tangency of said curve; thence S.25°32'28"E., a distance of 142.25 feet to the point of curvature of a curve to the left having a radius of 155.00 feet and a central angle of 127°49'24"; thence easterly along the arc of said curve, an arc length of 345.80 feet to the point of reverse curvature of a curve to the right having a radius of 145.00 feet and a central angle of 50°15'09"; thence northeasterly along the arc of said curve, a distance of 127.18 feet to the point of reverse curvature of a curve to the left having a radius of 130.00 feet and a central angle of 127°23'16"; thence northerly along the arc of said curve, a distance of 289.03 feet to the point of reverse curvature of a curve to the right having a radius of 30.00 feet and a central angle of 62°22'12"; thence northerly along the arc of said curve, a distance of 32.66 feet to the point of tangency of said curve; thence N.11°52'14"E., a distance of 47.37 feet; thence N.88°23'11"E., a distance of 424.82 feet to the point of curvature of a curve to the right having a radius of 500.00 feet and a central angle of 17°30'03"; thence easterly along the arc of said curve, an arc length of 152.72 feet to the point of reverse curvature of a curve to the left having a radius of 500.00 feet and a central angle of 15°22'06"; thence easterly along the arc of said curve, a distance of 134.11 feet to the

point of reverse curvature of a curve to the right having a radius of 750.00 feet and a central angle of 31°38'30"; thence easterly along the arc of said curve, a distance of 414.19 feet to the point of reverse curvature of a curve to the left having a radius of 300.00 feet and a central angle of 64°53'57"; thence easterly along the arc of said curve, a distance of 339.81 feet to the point of tangency of said curve; thence N.57°15'40"E., a distance of 219.84 feet; thence S.37°15'24"E., a distance of 54.75 feet; thence S.19°56'50"E., a distance of 97.95 feet; thence S.24°32'50"E., a distance of 61.35 feet; thence S.22°56'33"E., a distance of 70.86 feet; thence S.31°12'58"E., a distance of 30.80 feet; thence S.17°19'12"E., a distance of 83.40 feet; thence S.12°40'53"E., a distance of 88.21 feet; thence S.11°11'41"E., a distance of 95.61 feet; thence S.20°13'54"E., a distance of 93.20 feet; thence S.08°13'38"E., a distance of 82.77 feet; thence S.23°07'39"W., a distance of 85.27 feet; thence S.36°11'08"W., a distance of 55.31 feet; thence S.33°40'31"W., a distance of 64.96 feet; thence S.24°59'05"W., a distance of 39.88 feet; thence S.01°57'16"E., a distance of 42.48 feet; thence S.41°44'47"E., a distance of 64.61 feet; thence S.66°37'53"E., a distance of 64.05 feet; thence N.89°47'09"E., a distance of 82.13 feet; thence S.85°44'48"E., a distance of 30.22 feet; thence S.45°05'19"E., a distance of 111.73 feet; thence S.14°16'58"E., a distance of 38.36 feet; thence N.45°20'10"E., a distance of 111.61 feet; thence S.22°34'25"E., a distance of 3,415.56 feet; thence S.51°30'06"E., a distance of 490.81 feet; thence S.53°36'44"E., a distance of 729.73 feet; thence S.65°24'21"E., a distance of 609.02 feet; thence S.75°50'22"W., a distance 1,245.78 feet to the point of curvature of a curve to the left having a radius of 2940.00 feet and a central angle of 31°21'44"; thence Westerly along the arc of said curve, an arc length of 1,609.28 feet to the point of tangency of said curve; thence N.72°47'54"W., a distance of 1,139.89 feet to the point of curvature of a curve to the right having a radius of 2,920.00 feet and a central angle of 30°55'19"; thence Westerly along the arc of said curve, an arc length of 1,575.89 feet to the point of tangency of said curve; thence S.76°16'47"W., a distance of 615.98 feet to the point of curvature of a curve to the left having a radius of 2610.00 feet and a central angle of 28°29'57"; thence Westerly along the arc of said curve, an arc length of 1,298.23 feet to the point of tangency of said curve; thence S.47°46'50"W., a distance of 466.55 feet to the point of curvature of a curve to the right having a radius of 1,940.00 feet and a central angle of 38°34'52"; thence Westerly along the arc of said curve, an arc length of 1,306.33 feet to the point of tangency of said curve; thence S.86°21'42"W., a distance of 275.61 feet to the point of curvature of a curve to the left having a radius of 1,690.00 feet and a central angle of 21°25'17"; thence Westerly along the arc of said curve, an arc length of 631.85 feet to a point of reverse curvature to the right having a radius of 2,720.00 feet and a central angle of 05°03'24"; thence Westerly along the arc of said curve, an arc length of 240.05 feet to the point of tangency of said curve; thence N.01°55'00"W., a distance of 1,474.17 feet; thence N.90°00'00"W., a distance of 738.63 feet; thence N.31°53'04"W., a distance of 662.62 feet; thence N.90°00'00"W., a distance of 1,359.34 feet; thence S.00°51'27"W., a distance of 24.95 feet to a point on the southerly line of said Section 27; thence S.89°57'56"W., along the southerly line of said Section 27, a distance of 120.02 feet to the southeast corner of Section 28; thence N.89°30'25"W., along the south line of said Section 28, a distance of 2,662.03 feet to the south 1/4 corner of said Section 28; thence N.00°45'47"E., along the west line of the east 1/2 of said Section 28, a distance of 1,236.76 feet; thence N.89°31'24"W., along a line 4,077.34 feet southerly of and parallel with the north line of said Section 28, a distance of 2,614.09 feet; thence S.00°40'06"W., a distance of 221.36 feet to the point of curvature of a curve to the left having a radius of 600.00 feet and a central angle of 73°58'28"; thence southeasterly along the arc of said curve, an arc length of 774.66 feet to the point of reverse curvature of a curve to the right having a radius of 550.00 feet and a central angle of 59°36'16"; thence southeasterly along the arc of said curve, a distance of 572.16 feet to the end of said curve; thence S.76°17'54"W., a distance of 33.84 feet to the northeast corner of Lakewood Ranch Country Club Village, Subphase D, Unit 3B & 4 a/k/a Gleneagles, recorded in Plat Book 34, Page

181 of the Public Records of Manatee County, Florida; the following 7 calls are along the North line of said Lakewood Ranch Country Club Village, Subphase D, Unit 3B & 4 a/k/a Gleneagles; thence S.72°30'29"W., a distance of 181.80 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.01°16'23"E., a radial distance of 58.00 feet; thence westerly along the arc of said curve, through a central angle of 24°50'30", an arc length of 25.15 feet to the point of tangency of said curve; thence N.26°06'53"W., a distance of 49.82 feet; thence S.72°30'29"W., a distance of 161.83 feet; thence N.17°29'31"W., a distance of 20.40 feet; thence S.72°30'29"W., a distance of 190.11 feet; thence S.07°30'16"W., a distance of 437.56 feet to a point on the north line of Lakewood Ranch Country Club Village, Subphase D, Unit 2, recorded in Plat Book 31, Page 33 of the aforementioned Public Records; thence S.90°00'00"W. along said north line, also being the north line of Lakewood Ranch Country Club Village, Subphase D, Unit 1 a/k/a Spyglass, recorded in Plat Book 34, Page 113 of the aforementioned Public Records, a distance of 2,269.90 feet; thence S.23°47'43"W. along the west line of said Lakewood Ranch Country Club Village, Subphase D, Unit 1 a/k/a Spyglass, a distance of 277.38 feet to a point on the north line of Parcel 4, Legacy Golf Course as recorded in Road Plat Book 10, Page 126 of the aforementioned Public Records; the following 2 calls are along said northerly line; thence N.60°40'54"W., a distance of 184.30 feet; thence N.36°55'37"W., a distance of 85.33 feet to a point on the east line of Lakewood Ranch Country Club Village, Subphase C, Unit 1-A, recorded in Plat Book 30, Page 189 of the aforementioned Public Records; the following 3 calls are along said easterly line; thence N.01°20'47"E., a distance of 240.50 feet; thence N.58°34'00"W., a distance of 423.22 feet; thence N.00°29'35"E., a distance of 166.41 feet to a point on the south line of Section 29; thence N.89°30'25"W. along said south line, a distance of 1,269.55 feet to the south 1/4 corner of the southwest 1/4 of said Section 29; thence N.00°29'12"E. along the east line of the west 1/2 of said southwest 1/4 of Section 29, a distance of 2,658.57 feet to the north 1/4 corner of said southwest 1/4 of Section 29; thence N.89°30'30"W. along the south line of the northwest 1/4 of said Section 29, a distance of 120.00 feet; thence S.00°29'12"W., a distance of 48.63 feet; thence N.89°30'48"W., a distance of 469.77 feet; thence N.61°13'40"W., a distance of 51.46 feet; thence S.85°03'09"W., a distance of 131.05 feet; thence S.33°11'55"W., a distance of 59.75 feet; thence N.46°13'24"W., a distance of 141.12 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.46°13'24"E., a radial distance of 295.00 feet; thence southwesterly along the arc of said curve, through a central angle of 15°08'34", an arc length of 77.97 feet to the point of tangency of said curve; thence N.61°21'58"W., a distance of 186.34 feet; thence S.26°03'03"W., a distance of 41.16 feet; thence N.89°30'30"W., a distance of 211.38 feet; to a point on the west line of said section 29 thence N.00°22'41"E. along said west line, a distance of 2,656.57 feet to the southwest corner of section 20, thence N.00°35'50"E along the west line of said section 20., a distance of 5,298.78 feet to the POINT OF BEGINNING.

Said parcel contains 4,109.83 Acres, more or less.

Less and excepting the following parcel of land.

Commence at the Point "A"; thence S.89°21'15"E., a distance of 1,728.68 feet; thence S.00°39'03"W., a distance of 899.59 feet; thence N.89°20'57"W., a distance of 252.76 feet to the POINT OF BEGINNING; thence S.00°21'00"W., a distance of 290.63 feet; thence S.89°20'05"E., a distance of 488.16 feet; thence S.00°39'03"W., a distance of 1,207.55 feet to the point of curvature of a curve to the left having a radius of 499.89 feet and a central angle of 34°47'32"; thence southerly along the arc of said curve, an arc length of 303.55 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.36°29'56"W., a radial distance of 1,350.00 feet; thence westerly along the arc of said curve, through a central angle of 68°49'32",

an arc length of 1,621.66 feet to the point of tangency of said curve; thence N.57°40'25"W., a distance of 88.97 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 90°00'00"; thence northerly along the arc of said curve, an arc length of 78.54 feet to the point of tangency of said curve; thence N.32°19'35"E., a distance of 30.16 feet to the point of curvature of a curve to the left having a radius of 2,735.00 feet and a central angle of 31°55'30"; thence northerly along the arc of said curve, an arc length of 1,523.93 feet to the point of tangency of said curve; thence N.00°24'05"E., a distance of 267.14 feet; thence S.89°20'57"E., a distance of 615.06 feet to the POINT OF BEGINNING.

Said parcel contains 54.10 acres, more or less.

Net Area is 4,055.73 Acres, more or less.

SECTION 10. DEADLINE FOR COMMENCEMENT OF DEVELOPMENT:

Physical development of the project shall commence by August 8, 1992, unless the time period for commencement is extended by the Board of County Commissioners. **(Completed)**

SECTION 11. RESTRICTIONS ON DOWN-ZONING:

For two (2) years from the original date **(this time has passed)** upon which this order becomes final and the appeal period has ended, the County may not downzone or reduce the intensity or unit density permitted by this order, unless the County can demonstrate that:

- A. Substantial changes in the condition 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 in intensity shall be affected only through the usual and customary procedures required by statute and/or ordinance for change 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 of the development, but is included herein to comply with Paragraph 380.06(15)(c)3, Florida Statutes, (Supp. 1988).

SECTION 12. BINDING ORDER UPON DEVELOPER:

That this order shall be binding upon the Developer, its successors, assigns, or successors in interest.

SECTION 13. COMPLIANCE WITH CODES, ORDINANCES:

All development undertaken pursuant to this order shall be in accordance with all applicable local codes and ordinances in effect at the time of permitting, and other laws, except as specifically provided herein.

SECTION 14. RENDERING:

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 Economic Opportunity, and the Tampa Bay Regional Planning Council.

SECTION 15. NOTICE OF RECORDING:

The Developer shall record a notice of modification of this order as required pursuant to Chapter 380, F.S., and shall furnish the Planning Department a copy of the recorded notice.

SECTION 16. EFFECTIVE DATE:

This Ordinance shall take effect upon a certified copy of the Ordinance being filed with the Secretary of State provided however, that the filing of a Notice of Appeal pursuant to Section 380.07, Florida Statutes, shall suspend development authorization granted by this Development Order until the resolution of said appeal. However, this is not intended to suspend development previously authorized pursuant to Ordinance 08-69 during the pendency of any appeal.

SECTION 17. REPLACEMENT OF PRIOR DEVELOPMENT ORDERS:

Upon becoming effective, this Ordinance shall replace R-89-161 (R), R-92-170, R-94-133, R-95-220, Ordinance 99-25, Ordinance 00-06, Ordinance 02-34, Ordinance 03-30, Ordinance 05-33 and Ordinance 08-69 in their entirety.

ADOPTED AND APPROVED with a quorum present and voting this the 4th day of May, 2017.



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

By: 
Betsy Benac, Chairman

**Angelina Colonesso
Clerk of the Circuit Court and Comptroller**

ATTEST:
BY: 
Deputy Clerk

EXHIBIT D

**CYPRESS BANKS DEVELOPMENT
PROPOSED PHASING SCHEDULE**

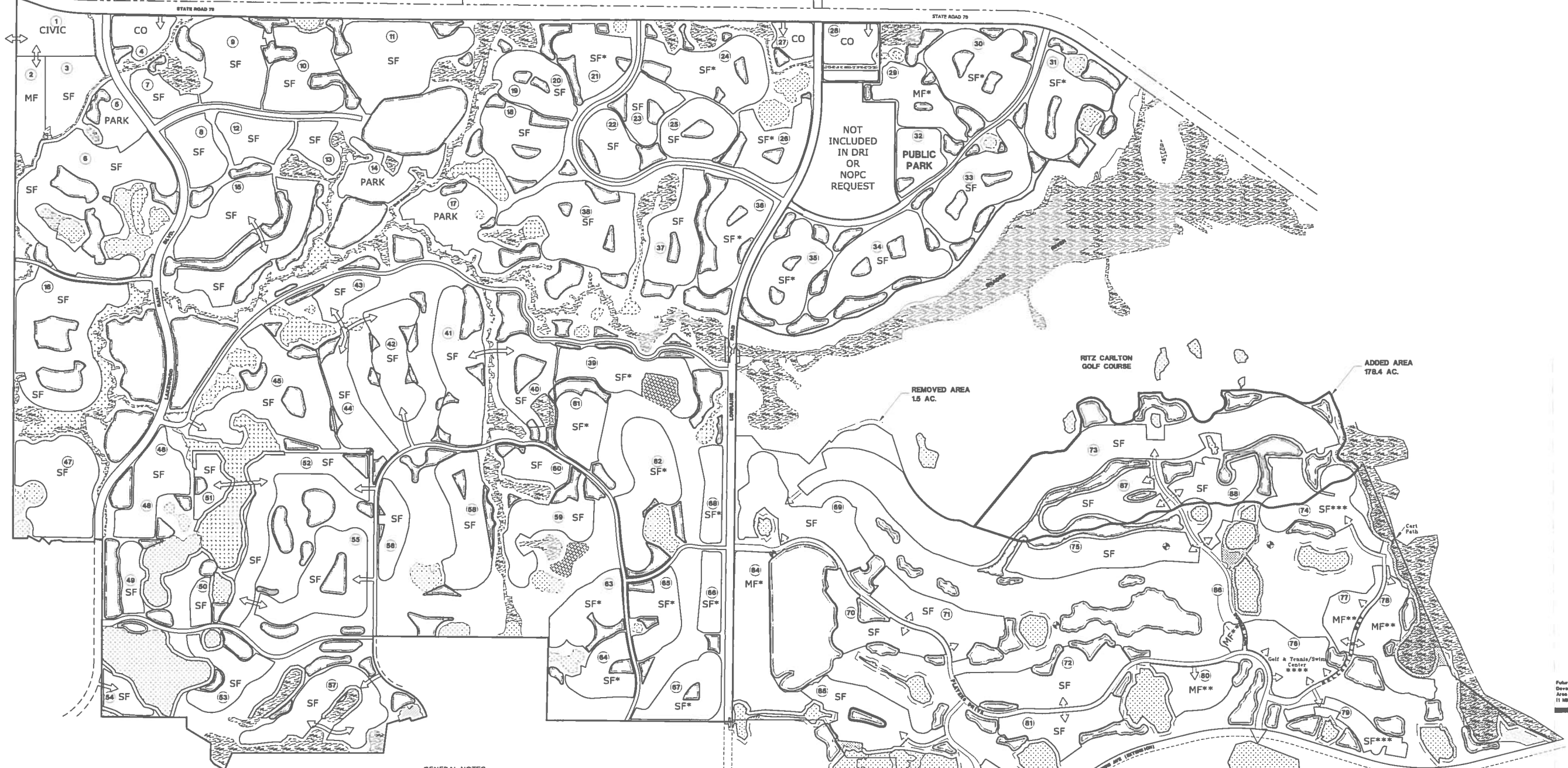
PHASE	COMMERCIAL USE	RECREATION USE	DWELLING UNITS
I (1990 - August 7, 2000)	Religious Center	First Golf Course	1,405
II (August 7, 1999*** - 2005)	46,856 s.f. (Community Shopping)	Second Golf Course	1,405
III (January 7, 2003 - October 26, 2021)	124,881 s.f. (Community Shopping)		1,406
IV (August 7, 2003 - October 26, 2025)		Third Golf Course	1,619
TOTAL	171,737 s.f.		5,835

*Subject to Manatee County approval of Preliminary Site Plans for the location and design of each multi-family parcel within the 991 acre tract added to the DRI with Ordinance 05-33, which may reduce the overall number of units.

** Note: The original phasing schedule was based upon the projections in the ADA - with a completion date of 2006.

*** This date is being advanced to reflect the developer's compliance with Stipulation B(4), which authorizes commencement of Phases 2, 3 & 4 in advance of the Schedule established in the original Exhibit D.

Exhibits A, B, C, E, & G are not attached but are on file at the Clerk of the Circuit Court.



LEGEND

- VEGETATION PRESERVATION AREAS
- PRESERVED BAYHEAD
- PRESERVED MARSH
- CONSERVATION AREAS
- PRESERVED MESIC HAMMOCK (Sherman's Fox Squirrel Habitat)
- WELL LOCATION
- SF = SINGLE FAMILY DETACHED
- MF = MULTI FAMILY
- CO = COMMERCIAL

PROPOSED DWELLING UNITS	
SINGLE FAMILY	4765
MULTI FAMILY	1070
TOTAL	5835

GENERAL NOTES

- General Information

GROSS ACREAGE	4055.7 AC.
TOTAL DWELLING UNITS	5835 DU.
GROSS DENSITY	1.5 DU./AC.
CIVIC	18.9 AC.
COMMERCIAL	171,227 S.F. FAR: 0.13
RIGHT OF WAY AND EASEMENTS	209.7 AC.
RECREATIONAL (GOLF COURSE, PARKS)	531.9 AC.
OTHER OPEN SPACE (POND/LAKE, WETLAND BUFFER, MITIGATION, LAKE, RETENTION, EDD PARK)	1456.8 AC.
NET RESIDENTIAL ACREAGE	1808.8 AC.
NET DENSITY	3.3 DU./AC.

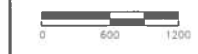
 - * Denotes tracts where single family attached and single family semi-detached units may be considered.
 - ** Denotes tracts where single family detached, single family attached and single family semi-detached units may be considered. Allows three story over parking.
 - *** Denotes tract where single family detached, single family attached, single family semi-detached, and multifamily units may be considered. Allows three story over parking.
 - **** SF units within Parcels 77, 80, & 86 may be grandfathered to Parcel 76 with a simultaneous reduction in units.
- Proposed Dwelling Units

Single Family	4765
Multi Family	1070
Total	5835
- Information on existing site conditions was provided in the Cypress Banks Application for Development Approval and subsequent NOPC applications.
- Land uses, lot sizes, floor area ratios, densities, setbacks, buffers, and height restrictions shall be in accordance with Ordinance No. Z-86-30(G)(R1.6), Sections H(19) through H(28).
- Phases shown on this plan shall be constructed in accordance with the time frame outlined in Exhibit D of Ordinance No. Z-86-30(G)(R1.6).
- There are no significant historical or archeological sites identified east of Lurline Road within the project boundary.

**MAP H
REVISED MASTER
DEVELOPMENT PLAN
CYPRESS BANKS**
a planned development
May 2008



Exhibit "F"





FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

May 5, 2017

Honorable Angelina Coloneso
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Acevedo Quantana, Deputy Clerk

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 2017-05, which was filed in this office on May 5, 2017.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb