

MANATEE COUNTY ORDINANCE PDMU-06-30(G)(R)(6)
LAKEWOOD CENTRE GENERAL DEVELOPMENT PLAN
(PLN1907-0086)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ORDINANCE PDMU-06-30(G)(R5) TO APPROVE CHANGES TO THE GENERAL DEVELOPMENT PLAN AND ORDINANCE AS FOLLOWS (1) ADDITION OF 69.55ACRES AND ALLOCATE EXISTING ENTITLEMENTS TO THE LAND; (2) TRUE UP PARCEL ENTITLEMENTS BASED UPON INTERNAL TRANSFERS (3) REVISE PARCEL BOUNDARIES FOR CERTAIN RESIDENTIAL AND RETAIL PARCELS (4) UPDATE PHASING AND BUILD-OUT DATES TO REFLECT PREVIOUSLY GRANTED LEGISLATIVE EXTENSIONS; (5) AMEND STIPULATIONS TO FACILITATE THESE CHANGES; AND (6) MODIFY CERTAIN CONDITIONS CONSISTENT WITH CURRENT DEPARTMENT PRACTICES AND OTHER AMENDMENTS FOR INTERNAL CONSISTENCY; (7) MODIFY ACREAGE OF PREVIOUSLY APPROVED WETLAND IMPACTS, IDENTIFY NEW PROPOSED IMPACTS AND IDENTIFY THE PRESERVATION OF WETLAND ACREAGE WITHIN THE APPROXIMATELY 69.55 ACRE PARCEL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. THE LAKEWOOD CENTRE DRI SOUTHERN PORTION IS GENERALLY LOCATED NORTH OF SR 70 EAST, SOUTH OF MALACHITE DRIVE, EAST OF LAKEWOOD RANCH BOULEVARD, AND WEST OF WHITE EAGLE BOULEVARD AND THE NORTHERN PORTION IS GENERALLY LOCATED NORTH OF 44TH AVENUE EAST, SOUTH OF SR 64 EAST, EAST OF LAKEWOOD RANCH BOULEVARD AND WEST OF WHITE EAGLE BOULEVARD (1593.23± ACRES).

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

SECTION 1. AMENDMENT AND RESTATEMENT OF ORDINANCE NO. PDMU-06-30(G)(R5). Ordinance PDMU-06-30(G)(R5) is hereby amended and restated in its entirety below. All prior zoning ordinances (and any site plans approved pursuant thereto) shall be superseded by this Ordinance.

SECTION 2. DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in the Lakewood Centre DRI Ordinance 20-01, Section 380.06 F.S., the Manatee County Comprehensive Plan, or the Manatee County Land Development Code, in that order of precedence.

SECTION 3. FINDINGS OF FACT. The Board of County Commissioners (BOCC) of Manatee County, after considering the testimony, evidence, documentation, application to amend the Zoning Ordinance and General Development Plan for Lakewood Centre, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. The Planning Commission held a duly noticed public hearing on May 14, 2020 and recommended that the proposed amendments to the Zoning Ordinance and the General Development Plan be found consistent with the Manatee County Comprehensive Plan (Ordinance 89-01) and the Manatee County Land Development Code Ordinance 15-17, as amended) and recommended approval of the application and General Development Plan by the adoption of Ordinance No. PDMU-06-30(G)(R6).
- B. The BOCC held a public hearing on June 4, 2020 regarding the proposed amendments to the General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 15-17 as amended) and further considered the information received at the public hearing.
- C. On August 5, 2008, the BOCC found that, based upon a review of the surrounding uses and the criteria listed in LDC Section 402.7.D.9 , residential structures on the Property in excess of 35 feet and up to 75 feet on Parcel A, C, D, H, R, S, and S-1, and EE, JJ and V and up to 140 feet on Parcels G, I, and J are compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceways.
- D. On December 6, 2012, the BOCC found that based upon a review of the surrounding uses and the criteria listed in LDC Section 402.7.D.9, that as conditioned herein residential structures on the Property in excess of 35 feet and up to 75 feet on Parcel K are compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceways.
- E. On December 4, 2014, the BOCC found that based upon a review of the surrounding uses and the criteria listed in LDC Section 402.7.D.9, that as conditioned herein residential structures on the Property in excess of 35 feet and up to 75 feet on Parcels EE, JJ and V and non-residential structures up to 140 feet on Parcel U are compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceways.
- F. The proposed amendment to the Lakewood Centre Zoning Ordinance and General Development Plan regarding the property described in Section 6 herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan (Ordinance No. 89-01 as amended).
- G. On August 5, 2008, the BOCC considered the Special Approval for (1) a mixed-use project in the ROR Future Land Use Category; (2) a project exceeding a net density of 9.0 gross dwelling units per acre in the ROR Future Land Use Category; (3) a project exceeding a non-residential floor area ratio of 0.25; and (4) a project in the Evers Reservoir Watershed. The Board hereby finds that the project as conditioned herein, with the above described Special Approvals, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.
- H. On December 4, 2014, the BOCC considered the Special Approval for a project located in the MU-C Future Land Use Category. The Board found that the project as conditioned herein, with the above described Special Approval, had no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

- I. The Lakewood Centre Zoning Ordinance was originally approved on August 5, 2008 and consisted of 3,675 residences, 1,744,000 square feet of commercial space, 1,563,000 square feet of office space, and 300 hotel rooms. The development totals were modified through the exercise of a land use exchange approved by the Board on October 3, 2013 and the approved project consists of 4,683 residences, 1,674,000 square feet of commercial space, 1,463,000 square feet of office space and 300 hotel rooms.
- J. On December 6, 2012 the Board of County Commissioners approved an amendment to the Zoning Ordinance and the General Development Plan to update the Phasing, Build-out, Expiration and CLOS dates to reflect legislatively approved extensions, update Transportation Conditions to reflect compliance with conditions contained therein, modify Affordable Housing Conditions, modify Design Conditions, clarification of allowable uses, allow for the transfer of residential units to Parcel K, update the Zoning Ordinance to reflect departmental references and other minor changes for internal consistency.
- K. On October 3, 2013, the Board of County Commissioners approved an amendment to the Zoning Ordinance and the General Development Plan to update the phasing and build-out dates to reflect legislatively approved extensions, update conditions to reflect compliance with requirements contained therein, exchange 100,000 square feet of commercial and 100,000 square feet of office for 1,008 single family units in Phase 1 and other amendments for internal consistency.
- L. On December 4, 2014, the Board of County Commissioners approved an amendment to the Zoning Ordinance and the General Development Plan to provide for the rezoning of an additional 796.22+/- acres to the General Development Plan and to reallocate development totals contained within the original DRI to the additional lands, to provide for specific approval of phases 2 and 3, and to reflect satisfaction of transportation mitigation of impacts of the project through build-out.
- M. On May 9, 2017 the Board of County Commissioners approved an amendment to the Zoning Ordinance and the General Development Plan to modify the list of allowable uses for the project consistent with current practice and specifically provide for the introduction of light industrial, reduce retail entitlements and provide initial light industrial entitlements, update parcel totals for land uses based upon prior internal transfers among parcels, update phasing and build-out dates to reflect with previously granted legislative extensions.
- N. On August 1, 2019 the Board of County Commissioners approved an amendment to the Zoning Ordinance and the General Development Plan to (1) add 30.07 acres and allocate existing residential entitlements to the land; (2) modify use of lands previously designated as park; (3) update residential entitlements to reflect changes made through and administrative exchange; (4) true up parcel entitlements based upon internal transfers (5) revise parcel boundaries for certain residential and retail parcels (6) update phasing and build-out dates to reflect previously granted legislative extensions; (7) amend stipulations to facilitate these changes; (8) modify certain conditions consistent with current department practices and other amendments for internal consistency; (9) approve building height of fifty feet for Parcels KK and LL; and (10) reduce the parking ratio for Parcels FF, KK and LL based upon review of information submitted by the applicant
- O. On July 16, 2019 SMR North 70, LLC and SMR Northwest Land, LLC filed an application to amend the Zoning Ordinance and General Development Plan to (1) add 69.55 acres and allocate existing entitlements to the land; (2) true up parcel entitlements based upon internal

transfers (3) revise parcel boundaries for certain residential and retail parcels (4) update phasing and build-out dates to reflect previously granted legislative extensions; (5) amend stipulations to facilitate these changes; (6) modify certain conditions consistent with current department practices and other amendments for internal consistency and (7) modify acreage of previously approved wetland impacts, identify new proposed impacts and identify the preservation of wetland acreage within the approximately 69.55 acre parcel..

- P. On June 4, 2020 the Board of County Commissioners held a duly public hearing and approved the amendments to the Zoning Ordinance and the General Development Plan to (1) add 69.55 acres and allocate existing entitlements to the land; (2) true up parcel entitlements based upon internal transfers (3) revise parcel boundaries for certain residential and retail parcels (4) update phasing and build-out dates to reflect previously granted legislative extensions; (5) amend stipulations to facilitate these changes; (6) modify certain conditions consistent with current department practices and other amendments for internal consistency; and (7) modify acreage of previously approved wetland impacts, identify new proposed impacts and identify the preservation of wetland acreage within the approximately 69.55 acre parcel.
- Q. The Developer has filed an application to amend the DRI Development Order, which amendment may be approved by the local government pursuant to Chapter 380.06(7)(a). of the Florida Statutes.
- R. On May 4, 2017, the BOCC considered the Special Approval for a project located in the MU Future Land Use Category. The Board hereby finds that the project as conditioned herein, with the above described Special Approval will have no significant detrimental impacts on natural resources, adjacent land use, or public facilities.

SECTION 4. GENERAL DEVELOPMENT PLAN

- A. The General Development Plan dated January 2020 and revised June 2020 is hereby APPROVED to allow a maximum of 4,544 residences, 1,574,000 square feet of commercial space, 1,463,000 square feet of office space, 250,000 square feet of light industrial space and a 300-room hotel, with the following conditions and modifications, included herein in Section 4.
- B. The previous Zoning Ordinance for Lakewood Centre, which was adopted on August 1, 2019 is hereby replaced in its entirety, provided this amendment shall not be construed to terminate the rights of the developer, if any, granted under Section 163.3167(5), Florida Statutes, to the extent such rights have been previously granted and not specifically herein otherwise modified or amended.

A. DEVELOPMENT APPROVAL

- A(1). This Zoning Ordinance shall constitute approval of the General Development Plan subject to the conditions set forth herein and limited to the development amounts set forth in Table 1, below.

TABLE 1: DEVELOPMENT TOTALS

Land Use	Phase 1 2008 – 2031*	Phase 2 2009 – 2030*	Phase 3 2012-2034*	Total**
Residential (dwelling units)				
Multi-family	900	1,800	175	2,875
Single-family	1,233	200	236	1,669
Total	2,133	2,000	411	4,544
Commercial/Office (sq. ft.)				
Retail	360,000	442,000	772,000	1,574,000
Office	358,000	458,000	647,000	1,463,000
Light Industrial	0	250,000	0	250,000
Total	718,000	1,150,000	1,419,000	3,287,000
Hotel (rooms)	300	-0-	-0-	300

Source: WilsonMiller, April 2006

* The phasing Build-out dates shall be September 10th of the years indicated, which includes legislatively approved extensions through Opioid Epidemic (Executive Orders 17-146,17-177, 17-178, 17-230, 17-285, 17-329, 18-47, 18-110, 18-177, 18-235, 18-279, 18-279, 18-362, and 19-36).

** Residential entitlements have been updated to reflect administrative exchange (AD-17-16 issued 07/18/2017).

A(2). For Phases 1, 2 and 3, the Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, mass transit, drainage, and parks and recreation. The Certificate of Level of Service for the DRI shall be valid until July 20, 2027 or to such date as may be extended from time to time, pursuant to LDA-10-01 or LDA-13-03 as applicable.

A(3). The project site may continue to be used for agricultural activities, but at no greater intensity than at present.

A(4). Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application which are not specifically addressed in this Zoning Ordinance or are not inconsistent with this Zoning Ordinance.

B. TRANSPORTATION

B(1). Transportation mitigation improvements shall be implemented through the Local Development Agreements (LDA 10-01 and LDA-13-03) approved by Manatee County on September 14, 2010 and November 7, 2013, respectively.

- B(2). With each Final Site Plan application, the Developer shall submit to the County a limited traffic study to provide
- the estimated traffic operations and turning movements together with the conceptual design of the driveways serving the project covered by the Final Site Plan application.
- B(3). All improvements to state roadways will require FDOT approval and all improvements to County roads will require Manatee County Public Works Department approval.
- B(4). Access to and from the site shall be in accordance with state and local access regulations and as generally shown on the General Development Plan (GDP).
- B(5). Bicycle and pedestrian facilities shall be constructed on both sides of any road designated as a collector or higher, in accordance with the LDC. All bike lanes shall be constructed in accordance with Manatee County standards.
- B(6). The Developer shall provide sidewalks along both sides of all streets throughout the Project.
- B(7). The Developer shall provide roadways and pedestrian connections to perimeter roads, schools, and parks, as determined at time of Preliminary Site Plan approval.
- B(8). The Developer shall work with Manatee County Area Transit (MCAT) to identify a potential transit stop(s) within the Project. At such time that MCAT has established a plan for service to the project, the applicant shall coordinate to provide the needed location(s) for a transit stops within the Project.
- B(9). The Developer shall grant to appropriate agency or agencies, a non-ingress/egress easement prohibiting vehicular access to and from the development via SR 70 East, Lakewood Ranch Boulevard, Rangeland Parkway, Malachite Drive and White Eagle Boulevard, except as generally depicted on the General Development Plan for permitted road and driveway crossings.
- B(10). The Developer shall dedicate sufficient right-of-way at all roadway intersections to accommodate the future Build-out design for each intersection. This shall be determined and shown on all Preliminary and Final Site Plans.
- B(11). At the time of Preliminary Site Plan, Final Site Plan, and Construction Plan approval for each phase of the Project, the Developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this Project, as determined by the Public Works Department, and in accordance with LDC Section 1000.1., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

C. WETLANDS

- C(1). All Wetlands defined as "Preservation or Conservation Areas" by TBRPC (as shown on the General Development Plan (Exhibit 1) shall be preserved or conserved, respectively, except as shown on the GDP or as approved for roadway crossings and as approved in conformance with Condition C(3). The Developer shall not conduct dredging, filling, or any

development activity within those Preservation or Conservation Areas, except as shown on the GDP and as indicated in Condition C(3).

- C(2). Except for Wetland restoration and enhancement and naturally occurring fluctuations, no hydroperiod alteration shall be permitted in Preservation Areas. Natural annual hydroperiods, normal pool elevations, and seasonal high-water elevations shall be substantially maintained or improved.
- C(3). Any allowable Wetland losses shall require compensation in accordance with the Manatee County Land Development Code (LDC Section 706), as specified in permits issued under 40D-4 FAC, or under 62-340, FAC, as appropriate. Mitigation for Wetland losses shall be implemented prior to, or concurrent with, the Wetlands being disturbed. Mitigation may be provided by withdrawal of available mitigation credits from the Long Swamp Ecosystem Management Plan, if approved by appropriate agencies. Any on-site Wetland compensation areas shall require monitoring and maintenance activities. Percent coverage of desirable plant species in the on-site created Wetlands and enhanced Wetlands shall meet or exceed eighty-five percent (85%) planting survival rate for at least two (2) years for herbaceous Wetland systems and for at least five (5) years for forested Wetlands. Yearly replanting and maintenance of the mitigation areas shall be required, if necessary, to ensure compliance with the conditions of the Zoning Ordinance.
- C(4). The Developer shall provide natural buffering around all Post Development Wetlands to provide an upland transition into the Wetland areas and to protect natural systems from development impact. All buffers, buffer restoration, and setbacks shall be in compliance with the Manatee County Land Development Code.
- C(5). Conservation Easements for the areas defined as post-development jurisdictional wetlands, wetland buffers and upland preservation areas that will serve as wetland mitigation areas shall be dedicated to Manatee County, prior to or concurrently with Final Plat approval (or 1st C.O. if platting is not required), for those areas within or directly adjacent to the proposed phase of development.
- C(6). The Developer shall provide signs adjacent to Wetland buffers and conservation easements indicating that the area is a "Conservation Area", as required pursuant to Section 706.8 of the LDC. The type and location of such signs shall be shown and approved by the Building and Development Services Department with the Final Site Plan.
- C(7). No lot shall be platted through a Wetland, stormwater pond, or Wetland buffer.

D. VEGETATION AND WILDLIFE

- D(1). An Exotic Plant Species Management Plan shall be submitted for review and approval prior to or concurrent with Final Site Plan or Construction Plan approval for each development pod. The management plan shall provide for the continued, phased, removal of nuisance, exotic plant species that become reestablished within common areas of a residential development and open spaces within non-residential projects, for the life of the Project. Removal of all exotic nuisance plant species from upland portions of each development pod shall be completed prior to the first Final Plat approval (for development in that pod), in accordance with Section 701.4.E. of the LDC.

- D(2). The potential upland preservation areas shown on the General Development Plan shall be reviewed with each Preliminary Site Plan or Final Site Plan encompassing or adjacent to the areas. Upland Preservation areas may be reconfigured, subject to Building and Development Services Director approval, with the Preliminary Site Plan provided that the overall acreage (23.8 acres), general location, and quality of preserved habitat remain consistent with those shown on the approved GDP. The Building and Development Services Department may allow limited impacts for suitable recreational areas (passive parks, pocket parks, etc.). Recreation improvements shall be designed in a manner that minimizes impacts to mature trees, dense tree clusters, or significant vegetation.
- D(3). Unless otherwise approved by the Building and Development Services Department, native or drought tolerant landscape materials shall be utilized. The Developer and future owners of the site shall be required to participate in the Florida Yards and Neighborhood Program.
- D(4). The Developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to the first Final Site Plan approval for each development pod. A Management Plan, approved by the appropriate State or Federal agency, shall be provided to the Building and Development Services Department for any listed species found on-site, prior to Final Site Plan approval for each development pod.
- D(5). Final Site Plans within management guideline distances (as prescribed by US Fish and Wildlife Service) from the bald eagle nest shall be designed in accordance with the current Habitat Management Guidelines for the Bald Eagle or a Habitat Management Plan for Bald Eagles, approved by the U.S. Fish and Wildlife Service, shall be provided prior to Final Site Plan approval.
- D(6). In the event that any state- or federally listed species are discovered breeding on-site during Project development, the Developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.
- D(7). Wildlife passageways shall be incorporated into the roadways designed to cross the north-south Wetland corridor located north of Rangeland Parkway and east of Lakewood Ranch Boulevard and the upland corridor located south of Malachite Drive and east of New Haven Boulevard, if approved by appropriate state, regional, and local agencies.
- D(8). Prior to construction, grading, or tree removal from the site, required protective barriers within each area of construction shall be installed to protect all 4" DBH (trunk diameter measured at 4.5 feet from the ground) and greater trees identified for protection, that is, not shown on the Preliminary Site Plan as proposed to be removed, replaced, or relocated. Specific tree protective measures shall be approved by the Building and Development Services Department with the Final Site Plan and Construction Plan submittal. Tree barricades for trees to be preserved shall be located at the drip line, unless otherwise approved by the Building and Development Services Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed unless specifically approved and shall be clearly shown on the Final Site Plan. The following activities are prohibited within the drip line of preserved trees unless otherwise approved by the Building and Development Services Department: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction

materials.

The Final Site Plan shall include details and locations of signs (in both English and Spanish) to alert workers of tree and native vegetation protection areas. These signs shall be constructed of weather resistant materials and shall demarcate the boundaries of the protected areas.

E. LAND

- E(1). The Developer shall limit site work and construction to areas needed for immediate development or stockpiling, if shown on the Final Site Plan.
- E(2). An Integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides shall be submitted to the Building and Development Services Department for review and approval prior to Final Site Plan approval. Where practical, native or drought tolerant landscape materials shall be utilized in common areas. **(COMPLETED)**
- E(3). A Construction Water Quality Monitoring Program and proposed sampling locations shall be submitted to the county for review and approval prior to any land clearing activities, or Final Site Plan approval, whichever occurs first. **(COMPLETED)**
- E(4). The entire site shall be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.
- E(5). A Well Management Plan for the proper rehabilitation or abandonment of existing wells shall be submitted to the county for review and approval prior to Final Site Plan approval. **(COMPLETED)**

F. AIR QUALITY

- F(1). The Developer shall institute the following procedures to ensure dust control during development of the Project:
 - a. Implement a watering program during excavation, and dredge and fill operations;
 - b. Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;
 - c. Treat disturbed areas after clearing, grading, earth moving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;
 - d. Keep soil stockpiles moist, or treat with soil binders or cover;
 - e. Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;
 - f. Remove dust producing materials as soon as possible; and

- g. Clean (sweep) paved roads adjacent to site as necessary;
- F(2). The open burning of trees or branches for land clearing shall be done in compliance with applicable regulations.

G. WATER QUALITY AND DRAINAGE

- G(1). The stormwater management systems shall be designed, constructed, and maintained to meet or exceed Chapter 62-25, Florida Administrative Code, and 40D-4, Rules of SWFWMD, the County and Building and Development Services Department, whichever is more stringent; to provide retention, or detention with filtration /assimilation treatment per SWFWMD and County approved methods during the 25-year, 24-hour design storm; and such that maximum post-development flow rates do not exceed pre-development flow rated for the same design storm. Nothing in this paragraph shall be construed as a waiver by the Developer of any vested rights, if any, pertaining to approved and constructed stormwater drainage facilities. With the exception of any such vested rights, if any, any valid requirements of general law pertaining to retrofitting which shall apply to landowners in Manatee County, however, shall apply to the Developer.
- G(2). Best Management Practices (BMP) for reducing water quality impacts, as recommended by the County and SWFWMD in accordance with adopted regulations of these agencies, shall be implemented. Low impact development techniques shall be used, where feasible.
- G(3). The Developer shall be the entity responsible for maintaining the stormwater management system. The Developer's obligations may be assumed by an appropriate agency or association.
- G(4). Stormwater management system design shall, to the maximum extent possible, incorporate and utilize isolated Wetlands.
- G(5). The applicant submitted an Ambient Surface Water Quality Monitoring Report to Manatee County in April 2006. The report contained the surface water quality data representing the site-specific ambient conditions to meet the one year pre-construction monitoring requirement, as specified in the "Ambient Surface Water Monitoring for Developments" Guidance document. On March 20, 2007, the Ambient Surface Water Quality Monitoring Plan was approved by the Manatee County.
- G(6). Within one year of initiating vertical construction, the Developer shall submit the results of surface water quality monitoring to Manatee County for review. The results shall be reviewed by Manatee County for consistency with the County's "Ambient Surface Water Monitoring for Developments" (Guidance) document.
- a. The results of the monitoring shall be submitted to the County with each DRI Biennial Report and shall include an official laboratory report.
 - b. The Developer will incorporate additional water quality treatment or water management methods into the Project's surface water drainage system to correct or mitigate any degradation if the measures implemented by the Developer are found to be ineffective or adversely impact water quality downstream of the Project site.

- c. Any violation of Rule 62-302, Florida Administrative Code, determined to be caused by this development, shall require corrective measures, as set forth by the DEP and shall be reported to the County and all work which is determined by the County to be contributing to the problem will be halted until the problem is resolved.
- G(7). The applicant submitted a Groundwater Quality Monitoring Plan on February 15, 2006, to monitor for ambient (pre-development) and construction water quality conditions, as specified above. That plan included both the Northwest Sector Project as well as the Lakewood Centre Project. On February 21, 2006 the Groundwater Quality Monitoring Plan was approved by the County.
- G(8). Water quality samples shall be collected and analyzed in accordance with Manatee County's Guidance document, referenced above and the Lakewood Centre DRI Site's Groundwater Quality Monitoring Plan, dated February 15, 2006. If any of the parameters are above the proposed, current, or final maximum contamination levels (MCL's) or MCL goal, the County and DEP will be properly notified for further action. The results of the groundwater quality monitoring shall be submitted to the County for review with the DRI biennial report and shall include an official laboratory report.
- G(9). Stormwater treatment by biological filtration shall be provided where required and shall be encouraged wherever appropriate and feasible. Percolation treatment and underdrain effluent treatments may be utilized where consistent with applicable law.
- G(10). To the extent required by applicable law and standard design guidelines, on site stormwater wet detention lakes shall include littoral zones constructed on slopes no steeper than a 4:1 horizontal to vertical ratio and shall be planted in, or allowed to be colonized by, native emergent and submergent vegetation. The Developer shall ensure, by supplemental replanting if necessary, at least eighty-five percent (85%) coverage by native aquatic vegetation within the littoral zone (to include at a minimum the area between ordinary high water and ordinary low water) for five years.
- G(11). To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.
- G(12). Stormwater management ponds shall not be constructed within Wetland buffers or other natural resources of regional significance.
- G(13). All fill within the 25-year and 100-year floodplains shall be compensated by the creation of an equal or greater storage volume above the seasonal high-water table. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). The available storage volume above the 25-year Design High Water Level of any proposed stormwater attenuation ponds can be calculated toward compliance with the flood plain compensation requirement. In lieu of the above cup-for-cup compensation, the applicant may perform hydraulic analysis that reflect a No-Rise to the FEMA base flood elevation and receive a CLOMR from FEMA for the affected area. The hydraulic model is subject to approval by Manatee County.
- G(14). Education advocating surface water protection shall be provided to all residents and tenants in the Project.

- G(15). This Project shall be required to reduce the calculated pre-development flow rate by up to twenty five percent (25%) for all stormwater outfall flow directly or indirectly into the Braden River basin. Modeling shall be used to determine pre- and post- development flows. As to the additional lands (the 796.22 acre portion) the project shall be required to reduce the calculated pre-development flow rate by up to fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek unless a watershed model is utilized to demonstrate no adverse impacts. Modeling shall be used to determine pre- and post-development flows.
- G(16). The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.
- G(17). Drainage Easements shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along any drainage systems conveying public drainage. In addition, Drainage Maintenance/Access Easements shall be dedicated along the banks of these systems in accordance with Manatee County Public Work standards. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Manatee County has no obligation relative to these systems to maintain, change, improve, clean, repair erosion, or restore the natural changes in the course of stream beds.
- G(18). The Developer shall provide a drainage easement to Manatee County to accept stormwater for that portion of the following planned thoroughfare roadways that are located immediately adjacent to the Project to accommodate the following planned build-out conditions. The Developer shall design and construct the stormwater capacity for that portion of the following planned thoroughfare roadways within the Project area and such design and construction shall be included in the SWFWMD permit documentation.

Lakewood Ranch Boulevard	4 lanes (COMPLETE)
Rangeland Parkway	4 lanes (COMPLETE)
White Eagle Boulevard	4 lanes (COMPLETE)
S.R. 70 East	6 lanes (COMPLETE)

H. HISTORICAL AND ARCHAEOLOGICAL SITES

- H(1). Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, TBRPC, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, TBRPC, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource-disturbing activities are allowed to continue.

I. WATER

- I(1). At the time of original DRI approval, the existing County Master Plan for water lacked detailed infrastructure needs within this property; therefore, it is agreed that the developer would prepare a master plan and submit to the County for review and approval; thereafter,

the approved master plan would become the County's master Plan. The County accepted the Developer master plan (concurrently recognized as "Schroeder-Manatee Ranch Water Master Plan Final Report updated June 2004").

As a result of the DRI amendment, adding 796.22 $\pm$ acres, the "Schroeder-Manatee Ranch Water Master Plan Final Report, updated June 2004" shall be updated to address the expansion lands, and shall be reviewed and approved by Manatee County. Potable Water infrastructure facilities shall be constructed in accordance with the County-approved master plan update prepared by the developer as referenced herein and thereafter any updated plan by the County.

The Developer shall participate, as required by Manatee County ordinances, for oversizing any mains of potable water service to each phase or sub-phase of the project to assure that adequate capacity exists to accommodate the master planned area. Cost sharing for oversizing any mains shall be determined by written agreement between the developer and the County.

- I(2). The Developer shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on-site wells not intended for potable or non-potable uses shall be plugged and abandoned in accordance with Rule 40D-3.531, Florida Administrative Code.
- I(3). The Developer shall require the installation of high efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices, as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes). This will include the use of toilets requiring no more than 1.6 gallons per flush in all areas, and installation of self-closing or metered water faucets shall be required in all public and commercial restroom facilities.
- I(4). The Developer shall maintain all water lines and fire hydrants not dedicated to the County. The Developer's obligations may be assumed by an appropriate agency or association.
- I(5). The Developer shall use only non-potable water to meet non-potable (irrigation) water demands. For purposes of this Approval, "non-potable" water is defined as water emanating from any source other than a public potable water utility.
- I(6). Adequate fire flow and water pressure shall be maintained within the Project's water supply system.
- I(7). The Developer shall conform to and further the applicable rules and adopted guidelines of SWFWMD in regard to protection of the groundwater resources in the Southwest Tampa Bay Water Use Caution Area.
- I(8). The Developer shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the Project with the following sources, in order of preference: stormwater, reclaimed water when available for use, and (s) non-potable quality groundwater. Prior to Final Site Plan approval(s), the Developer shall identify the irrigation source which will be utilized. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems, including on individual lots.
- I(9). For the purpose of potable or reclaimed water conservation, utilization of xeriscape principles is required in landscaped areas, in accordance with Policy 3.2.3.3. Ecologically viable

portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be purposely irrigated. Native vegetation or drought-resistant vegetation shall be used in common and non-residential landscaped areas. Non-native vegetation may be used, consistent with xeriscape principles.

- I(10). A pre-design conference between the Developer and County staff shall be held prior to submittal of Construction Drawings for the Project to discuss the points of connection for potable water and wastewater service and the configuration of the potable water and sanitary sewer systems.
- I(11) The Developer, or applicant for a development approval shall submit a Master Plan for potable water, wastewater, and fire protection simultaneously with construction plan submittal for each area covered by the construction plan. The design report shall be reviewed for compliance with the County master plan referenced in I(1) and J(1) of this Development Order. Any upgrading of onsite or offsite potable water and wastewater facilities necessary to provide adequate potable water, sanitary sewer, or fire protection service to the portion of the development for which such service is being requested and the surrounding area shall be as determined by a County approved master plan.

J. WASTEWATER

- J(1). At the time of original DRI approval, the existing County Master Plan for wastewater lacked detailed infrastructure needs within the property; therefore it was agreed that the developer would prepare a master plan and submit to the County for review and approval; thereafter the approved master plan would become the County's Master Plan. In 2003, the County accepted the Developer master plan (concurrently recognized as "Schroeder-Manatee Ranch Waste Water Master Plan Final Report updated December 2005").

As a result of the DRI amendment, adding 796.22+ acres, the "Schroeder-Manatee Ranch Wastewater Master Plan, updated December 2005" shall be updated to address the expansion lands and shall be reviewed and approved by Manatee County Wastewater infrastructure facilities shall be constructed in accordance with the County-approved master plan update prepared by the developer as referenced herein and thereafter any updated plan by the County. (**COMPLETE**)

The Developer shall participate, as required by Manatee County ordinances, for oversizing any wastewater mains to each phase or sub-phase of the project to assure that adequate capacity exists to accommodate the master planned area. Cost sharing for oversizing any mains shall be determined by written agreement between the developer and the County.

- (2). No septic system shall be permitted within the Project.
- J(3). Sewer lift stations shall be designed and equipped in accordance with County regulations.
- J(4). The disposal of waste into the sewer system shall comply with the Manatee County Sewer Use Ordinance (Ordinance No. 98-28).

K. SOLID WASTE

- K(1) As stated in the ADA, it is not anticipated that hazardous or toxic waste will be generated by the Project's office or commercial tenants. Prior to the first Final Site Plan approval after August 5, 2008 for any non-residential land use within the Project, the Developer shall prepare a hazardous substances (including bio-hazardous wastes) and a hazardous waste management plan which shall be reviewed and approved by the County and TBRPC, and then distributed by the Developer to non-residential land users within the Project.

At a minimum, the plan shall:

- a. Advise of applicable statutes and regulations regarding hazardous wastes and substances, including Title III (Community Right-to-Know Law) of the Superfund Amendment and Reauthorization Act (SARA Title III) and the requirement to comply with these rules;
 - b. Indicate the types, sources, and volumes of waste and substances that are considered under the applicable statutes and agency rules to be hazardous and which must be stored or disposed of in specially designed containers;
 - c. Describe generally improper disposal methods;
 - d. Describe generally appropriate disposal methods;
 - e. Provide a list of agencies which can be consulted regarding the proper handling and disposal of hazardous substances;
 - f. Describe a program to inform owners and tenants of the information contained in the plan;
 - g. Describe construction requirements for hazardous waste holding areas; and
 - h. Describe typical spill clean up methods.
- K(2). All Project tenants that generate hazardous waste shall be encouraged to utilize waste exchanges to the extent feasible. A report of such use, if any, shall be included in each Biennial Report.
- K(3). The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of solid waste service to each phase or subphase of the Project to assure that adequate solid waste capacity exists to accommodate the Project.

L. RECREATION AND OPEN SPACE

- L(1). The Project shall contain a minimum of 36.8 acres of usable uplands for recreation open space/parks which is a minimum of 1 acre of recreation open space per 100 dwelling units and a minimum of one Neighborhood Park per 500 units. Parks shall be distributed throughout the Project to serve all residents and shall be reviewed for distribution based on locations defined by major roadways (Rangeland Parkway and New Haven Boulevard) and Wetland/upland habitat systems.

Required upland recreation open space/parks acreage may include trails and greenways.

The minimum required park area for the Project may be reduced, at a ratio of 1 acre/100 units, if the Project is not built out to the number of units identified on the General Development Plan.

- L(2). A Community Park may be built in lieu of Neighborhood Parks within a given Parcel or group of Parcels, provided the total acreage and the sufficient distribution of recreation area/park land is met.
- L(3). Parks shall provide facilities appropriate for all ages, including a playground with outdoor play equipment, where appropriate.
- L(4). Parcels with multi-family units shall include active and passive recreation facilities that meet the needs of future residents based on projected demographics.
- L(5). For the purpose of this section, parks shall be characterized as:
 - (a). Pocket Parks shall be a minimum of 1 – 4 acres containing uses that may include playground with seating, water fountain and shade structure, an open play field and shade trees. Other amenities may include picnic pavilions, tables, benches and grills, depending on neighborhood demographics. Pocket Parks may be connected to the overall recreation area/park system via trails/greenways and sidewalks
 - (b). Neighborhood Parks shall be a minimum of 5 -10 acres containing uses that may include active and passive recreation facilities. Typical recreation amenities include, at a minimum, a playground with shaded seating, restroom, and water fountain; formal or informal “athletic fields” suitable for team sports (baseball, football, soccer, volleyball, etc.); multi-use trail with benches and/or exercise stations; and picnic pavilions, tables, benches and grills. Optional facilities include hard court facilities (tennis, racquetball, shuffleboard, etc.) and a “club house” with swimming pool, depending on demographics of future residents. Neighborhood Parks shall be connected to the overall recreation area/park system via trails/greenways and sidewalks.
 - (c). Community Parks shall be a minimum of 20 – 25 acres containing uses that may include active and passive recreation facilities. Typical recreation amenities include, at a minimum, a playground with shaded seating, restroom, and water fountain; formal or informal “athletic fields” suitable for team sports (baseball, football, soccer, volleyball, etc.); hard court facilities (tennis, racquetball, shuffleboard, etc.); a “club house” with swimming pool; multi-use trail with benches and/or exercise stations; and picnic area with pavilions, tables, benches and grills. Actual recreation facilities built are dependent on demographics of future residents. The specific size of each recreation area/park shall be determined by the Developer (as approved by the Building and Development Services Department in consultation with the Parks and Natural Resources Department) at time of Preliminary Site Plan approval based on the lot size(s) or unit types in the area being served. All parks shall be distributed accordingly so residents can safely walk/bike from their home to the park (generally not more than ½ mile). Community Parks shall be connected to the overall recreation area/park system via trails/greenways and sidewalks.

L(6). Trails/Greenways

- (a) A conceptual plan for trails/greenways shall be approved by the Manatee County Building and Development Services Department (in consultation with the Parks and Natural Resources Department) prior to the first residential Preliminary Site Plans north and south of Rangeland Parkway. (**COMPLETED**)
- (b) At a minimum, the trail/greenway system shall include a trail/greenway adjacent or proximate to the Wetlands and preserved uplands with “collector” trails from residential neighborhoods connecting with the “Wetland/preserve” trail. Trails/greenways shall contain benches with shade (architectural or vegetation) along the trail system in appropriate locations (i.e., rest stops for nature observation, etc.). Other recreation facilities such as gazebos may also be located in appropriate locations along the trail system. Trails/greenways shall, as much as practical, be ADA compliant with an emphasis on accessing the most significant natural and built landscape components (i.e., beautiful vistas and fishing/observation piers, among others). Improvements shall be completed concurrent with adjacent plat approvals.
- (c) All nature trails, board walks, and other recreation amenities that may be permitted by the Building and Development Services Department in Wetlands, Wetland buffers, or upland preservation areas shall be designed to minimize impacts to trees, other significant vegetation and natural habitats in accordance with Section 706 of the Manatee County Land Development Code. Management plans shall be written and implemented to ensure the long-term maintenance and ecological viability of these areas.
- (d) The “green infrastructure” shall serve as a connection of recreation areas/parks with trails/greenways; some of which may be 8-10-foot-wide meandering landscaped sidewalks/multi-use trails.

L(7). All recreation and open space areas not deeded to the County or other state agencies shall be owned and maintained as common open space through a property owners association, or other similar entity for the Project.

L(8). Prior to the first Preliminary/Final Site Plan for Parcels A, C, S or R, the Developer shall provide an exhibit to the Building and Development Services Department to illustrate the location and size of parks identified as parcels B, E and T on the General Development Plan. Staff may administratively approve minor relocations of such parks if such relocations are deemed appropriate during design of the residential parcels. The minimum acreage identified on the plan shall be maintained.

M. EDUCATION

M(1). To mitigate the Project's impacts, the Developer provided the Manatee County School Board sufficient land, off-site, for elementary and middle school sites.

N. HEALTH CARE, POLICE, AND FIRE

- N(1). The Developer shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of emergency service facilities for emergency medical services. The Developer may, with the concurrence of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as applicable. An agreement as to the schedule for payment of the Developer's pro-rata share, mutually acceptable to the County and the Developer, shall be submitted prior to the approval of the first Final Site Plan for Vertical Development for Phase 1 or any subphase thereof. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project and any pro-rata lump sum payment shall be creditable against the payment of impact fees at the rate in effect at the time payment was made. (Developer shall satisfy this condition through the payment of impact fees in the normal course of business for all phases.)
- N(2). The Developer shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of fire protection service facilities for fire protection services. The Developer may, with the concurrence of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as applicable. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project and any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. (Developer shall satisfy this condition through the payment of impact fees in the normal course of business for all phases.)
- N(3). The Project shall be designed and constructed to meet or exceed specifications of the State Fire Code, Rule 4A-3.012., Florida Administrative Code. The Project shall use, as applicable, Fire Wise principles, such as clearing around houses, carefully spacing trees, and maintaining irrigation systems.
- N(4). The maximum height of buildings in the Project shall not exceed that appropriate for the available water pressure and fire flows or exceed the reach of available firefighting equipment at the time of any Preliminary Site Plan approval for any phase or subphase.
- N(5). Prior to approval of all Preliminary Site Plans, the Developer shall provide assurance for each increment of development that the site will be supplied to the extent required by applicable code with water lines of adequate size, and functioning fire hydrants in sufficient number and appropriate locations to accommodate firefighting operations. Additionally, the Developer shall provide calculations by a Florida registered engineer to the County indicating that fire flow and water pressure to the site are adequate for fire protection purposes and written assurance from the East Manatee Fire and Rescue District that the proposed locations of all fire hydrants and appurtenances are adequate prior to the issuance of any Final Plat or Certificate of Occupancy in the Project.

O. ECONOMICS

- O(1). Excess infrastructure capacity constructed by the Developer shall be at the Developer's risk and shall not vest later development rights not addressed in this approval.
- O(2). The Project shall promote entrepreneurship and small and minority owned business start-up, and encourage nondiscriminatory employment opportunities, pursuant to policies 21.2,

SCP and 21.5.3, FCRPP, respectively.

- O(3). The development and promotion of a day care system should be encouraged on site, and any such day care system shall be in compliance with the Manatee County Land Development Code and any other applicable regulations.

P. ENERGY

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

Q. AFFORDABLE HOUSING

- Q(1). The Developer shall provide workforce housing at a price as determined pursuant to the parameters as set forth in the definition contained within the Manatee County Land Development Code or at a rental rate as set forth in Stipulation Q(3) below, within the Project, or within an adjacent Project in an amount equal to 10% of the total number of residential units (not to exceed 368 based upon the originally approved 3,675 dwelling units) constructed in Lakewood Centre, Phases 1, 2, and 3. The workforce housing required herein is generally designed to provide housing for essential workers such as local government employees, quasi-governmental employees, and private sector employees.
- Q(2). Maximum home sale prices shall correspond to values as provided in the Manatee County

Maximum Income Limits Table. These limits are updated periodically by Manatee County and shall be utilized accordingly. The maximum sales price in effect at the time of the sale of a workforce housing unit shall apply.

- Q(3). Maximum rental rates shall correspond to values as provided for in the Fair Market Rent Documentation System. These rates are updated periodically by Manatee County and shall be utilized accordingly. The rental rate in effect at the time a unit is constructed and available for lease is executed shall apply.
- Q(4). The Developer shall include in its Biennial Report data showing the number and sale prices of workforce housing units sold and the number and rental rate of qualifying rental units constructed during the reporting period. The Biennial Report shall also include the current Manatee County Maximum Income Limits Table and the Fair Market Rent Documentation System. Only those units that have a sale price equal to or less than the maximum allowable home sales price, as provided in Q.(2) or a rental rate equal to or less than the maximum rental rate as provided in Q.(3), shall be counted toward the required mitigation.

R. HURRICANE PREPAREDNESS

- R(1). The Developer shall coordinate with the Institute for Business and Home Safety (IBHS) and the Manatee County Emergency Management Department to determine the feasibility of incorporating wind resistant “fortified” design criteria into the commercial and office facilities.

S. DESIGN STANDARDS

- S(1). On-street parking may be allowed on all local streets. At time of Preliminary Site Plan approval, issues pertaining to traffic safety shall be reviewed by the County staff to determine the appropriateness of the specific location.
- S(2). Street trees may also be allowed within rights-of-way and easements of all local streets, provided the trees are a minimum of 4' from the back of curb and that a maintenance agreement, acceptable to the County, with the HOA is provided.
- S(3). Roadway buffers for Traditional Neighborhood Development residential parcels shall not apply with the exception of on SR 70 East, Lakewood Ranch Boulevard, White Eagle Boulevard, and Malachite Drive. All buffers shall apply for Conventional Development parcels.
- S(4). At time of each Preliminary Site Plan application, the Developer, with concurrence with the Building and Development Services Department, shall select from the “Conventional” or “Traditional Neighborhood Design” (TND) standards as indicated in the tables below:

a. Traditional Neighborhood Design Standards:

<u>Type</u>	<u>Min. Lot Size (Sq. Ft.)</u>	<u>Min. Lot Width (Ft.)</u>	<u>Front Setback (Ft.)</u>		<u>Side Setback (Ft.)</u>	<u>Rear Setback (Ft.)</u>	<u>Maximum Height (Ft.)</u>
			<u>Front Loaded</u>	<u>Alley Loaded</u>			
<u>SF Detached</u>	3,200	27	10/25 ¹ /15 ²	10	6/1 ⁸	15/5 ³	35
<u>SF Semi Detached</u>	2,300	23	10/25 ¹ /15 ²	10	0/6	15/5 ³	35
<u>Single-Family Attached</u>	2,000	20	5/25 ¹ /15 ²	5	0/6	5	4 stories/ 50'
<u>Multi-Family</u>	-	-	10	10	15/25 ⁷	10/0 ¹⁰	5 stories/ 75' ⁴
<u>Commercial</u>	-	-	40/25 ⁶		0/5 ⁵	0/5 ⁵	5 stories/ 75' ⁴
<u>Light Industrial</u>			40/25 ⁶		0/5 ⁵	0/5 ⁵	5 stories/ 75' ⁴
<u>Office</u>	-	-	40/25 ⁶		0/5 ⁵	0/5 ⁵	12 stories (including parking structure) 140'
<u>Park</u>	-	-	10		10	10	35

1. Setback to front loaded garage door.
2. Setback to the side loaded garage.
3. Rear setback for units with alley entry garages.
4. Height of single-use buildings. A building with a vertical mix of land uses may be up to 12 stories (140' in height). Residential buildings that exceed 35 feet are subject to Stipulations S(6) d & e.
5. The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses.
6. The larger setback only applies to SR 70. The smaller setback applies to Rangeland Parkway, New Haven Boulevard, and White Eagle Boulevard. All other Commercial, Office building setbacks shall maintain a minimum setback of 15 feet from the face of the first floor to the back of curb of the internal drive aisle or 10 feet to the edge of parking. The minimum setback from the second story of commercial office buildings shall be 5' from the internal drive aisle or 0 feet from the edge of parking. This shall not apply to residential structures unless otherwise approved through the Lakewood Centre DRI. The commercial or office setback applies to buildings containing residential over first or second floor non-residential uses.
7. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story and two-story buildings. A 25' separation is required between three, four, and five story buildings.
8. Minimum of 7 feet between units

9. Buildings containing more than one use shall be considered commercial buildings
10. A setback of 0 is permitted when adjacent to commercial

b. Conventional Design Standards:

<u>Type</u>	<u>Min. Lot Size (Sq. Ft.)</u>	<u>Min. Lot Width (Ft.)³</u>	<u>Front Setback (Ft.)¹</u>	<u>Side Setback (Ft.)</u>	<u>Rear Setback (Ft.)</u>	<u>Maximum Height (Ft.)</u>
<u>SF Detached</u>	4,950	42	25/20	6	15	35
<u>SF Semi-Detached</u>	3,700	37	25/20	0/ 6	15	35
<u>SF- Attached</u>	2,500	25	25/20	0/ 6	15	35
<u>Multi-Family</u>	NA	NA	25	15/25 ²	15	4 stories/ 50 ⁴
<u>Multi-Family, Detached (one or two units per building)⁶</u>	N/A	N/A	15	10	15	35 feet
<u>Commercial</u>	5,000	N/A	40	15/20 ⁵	20 ⁵	5 stories/75 ⁴
<u>Light Industrial</u>	5,000	N/A	40	15/20 ⁵	20 ⁵	5 stories/75 ⁴
<u>Office</u>	5,000	N/A	40	15/20 ⁵	20 ⁵	12 stories (including parking structures)/ 140'
<u>Park</u>	NA	NA	25	15	15	35

1. The front yard setback for all single-family residences shall be 25' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. Required setbacks are based on the dominant lot width for each subphase of development.
4. Height of single-use buildings. A building with a vertical mix of land uses may be up to 12 stories or 140' in height. Residential buildings that exceed 35 feet are subject to Stipulations S(6) d & e.
5. When adjacent to residential 10' of additional building separation is required for each story over one i.e. a 3-story building will require a 40' building separation.
6. Multi-Family Detached buildings are required to meet Front and Rear setbacks from

project property lines. The side yard setback represents the minimum distance between buildings.

S(5). Non Residential

- a. The maximum square footage for each mixed use parcel, as identified on the General Development Plan, may be increased provided that all dimensional criteria as outlined in S(4), consistent with the LDC and Comprehensive Plan provisions, as applicable, are met and there is a simultaneous increase and decrease of square footage on the parcels. This shall not authorize an overall increase of square footage for the Project. Such modification does not require the submittal or review of an amended General Development Plan but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in square footage. Development totals shall be updated with each biennial report.

- b. Building Appearance

All building facades shall exhibit an aesthetically attractive appearance. Design shall be subject to the following criteria and reviewed for compliance by the Building and Development Services Department with future Final Site Plan and Building Permit submittals.

- 1) The sides of all buildings shall have minimal blank walls no longer than 30 feet in length or 20' in height. In order to insure that the buildings do not Project a massive blank wall, design elements with distinctive color variation shall include prominently visible architectural details [e.g., bump-outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] or other methods, as approved by the Building and Development Services Director. Facades greater than 75 feet in length shall have varying roof lines through varying the height of the cornice, or the use of 2 or more roof types (parapet, dormers, and sloped, etc.).
- 2) Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated metal shall not be permitted, Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least seventy five percent (75%) of the building face is constructed from other permitted materials.
- 3) All rooftop mechanical equipment shall be screened from view from abutting roadways or adjacent residential properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

c. Service Areas

Trash and garbage receptacles shall be screened with materials similar to the adjacent building facades.

- d. Exhaust and other filtering systems in Food Service Establishments or uses shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. This system shall be approved by the County with each Final Site Plan containing a food service establishment or use.
- e. Exterior loud speakers, bells, or similar audio-communication shall not be permitted; however, directed (non broadcast) communication devices and intercoms shall not be restricted. "Directed (non broadcast)" shall mean not plainly audible to a person greater than 10 feet from the source.
- f. A vertical mix of land uses is permitted on Parcels G, I, and J.
- g. Signs shall meet the requirements of Chapter 6 of the Land Development Code.
- h. Each parcel shall include a pedestrian connection, where applicable, to abutting parcels, to be determined at time of Preliminary Site Plan approval.
- i. Prior to approval of any Preliminary Site Plan containing a communication antenna or tower an appropriate application shall be submitted, per Section 531.37, of the LDC. The approval of the GDP with those uses listed does not assure approval of the PSP containing such uses or approval of those uses. In addition to this criterion, all lattice towers shall maintain a minimum setback of 300% the height of the tower from any parcel (on and off site) approved for only a residential use.
- j. Increased setbacks and enhanced site and building design may be required by the County when commercial, light industrial or office buildings exceeding 35-feet are proposed adjacent to a parcel approved for residential development.
- k. Structures in excess of 35' in height in the commercial and mixed use parcels adjacent to White Eagle Boulevard shall maintain an additional foot beyond the 40' setback for each foot over 35'.

S(6). Residential

- a. The maximum number of units for each residential parcel, as identified on the General Development Plan, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in units. Development totals shall be updated with each biennial report.
- b. The minimum size for a dwelling unit shall be nine hundred (900) square feet or three

hundred (300) square feet for multi-family units.

- c. Prior to Final Plat approval, the applicant shall post a sign at each inter-neighborhood tie to inform perspective purchasers and residents of the future inter-neighborhood tie. The size, placement, and materials for the sign shall be determined with the Final Site Plan.
- d. Residential structures on Parcel S and R which are located within 400 feet of Malachite Drive or White Eagle Boulevard shall not exceed 52 feet. At the time of Preliminary/Final Site Plan approval, the applicant shall provide to the staff of the Building and Development Services Department, building design elevations that are in compliance with Section 402.7 of the LDC. Should the applicant and staff not come to an agreement, the applicant may appeal staff's decision to the Board of County Commissioners at an advertised public hearing.
- e. Residential structures in excess of 35 feet in height and up to 75 feet on Parcel A, C, D, H, K, R, S, S-1, EE, FF, JJ and V, and up to 140 feet on Parcels G, I, J and U shall be built in substantial compliance with the building design exhibits entered into the record at the August 5, 2008, public hearing (Exhibit 3). Residential structures exceeding 40 feet in height and up to 50 feet are permitted on Parcels KK and LL and shall be built in substantial compliance with the building design exhibits entered in to the record at the August 1, 2019, public hearing (Exhibit 4). At the time of Preliminary/Final Site Plan, if the applicant proposes elevations that are not in substantial compliance with the elevations entered into the record, staff may review and administratively approve the new elevations, provided they are consistent with LDC Section 402.7, Building Height. The applicant may appeal staff's decision regarding the proposed elevations to the Board of County Commissioners at an advertised public hearing.
- f. Tree farms in the residential parcels shall cease operation prior to the first Final Plat (or FSP if platting is not required) approval in each parcel shown on the GDP.
- g. The Notice to Buyers or Tenants shall be included in the Declaration of Covenants and Restrictions and in a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners of the following:
 - 1). The location of the inter-neighborhood ties and the potential for future traffic through the subdivision, where applicable;
 - 2). The potential uses associated with surrounding agriculture zoning which may have a negative impact on residences (e.g., noise and odor);
 - 3). Residents may experience increase noise impacts from the following roads:
 - Lakewood Ranch Boulevard, a minor arterial facility planned to be 4-lanes;
 - White Eagle Boulevard, a collector facility planned to be 4-lanes;
 - Rangeland Parkway a collector facility planned to be 4-lanes; and
 - 117th Street East, a collector facility planned to be 2-lanes; and
 - Gatewood Drive, a collector facility planned to be 2-lanes; and

- Malachite Drive and New Haven Boulevard collector facilities planned to be 4 lanes.
- 4) The location and size (including potential height) of future commercial, light industrial and office developments in the Project.
- h. Residential parcels are permitted to have recreational facilities, churches or other places of worship, day care centers (large, medium, small, and accessory) and schools. Such uses may be approved pursuant to Conditional Use Criteria in the LDC, as may be amended. The floor area allocated to large, medium and small day care centers, accessory day care centers, environmental education facilities, schools of special education and schools shall be deducted from approved commercial entitlements.
- i. Pursuant to a specific approval granted by the Board of County Commissioners on June 20, 2019, Multi-Family dwellings on parcels FF, KK, LL [as shown on the General Development Plan associated with (R)(5)] are permitted to have a parking ratio of 1.8 spaces per dwelling unit.
- S(7). Prior to commencement of Phase 2 the developer shall donate at the County's option within the project or within 10 miles of the project boundary a 2 acre upland site or other appropriate accommodations as may be acceptable to Manatee County for public community use or public use facility.

T. DEFINITIONS

1. "Acceptable Level of Service" shall, for links and intersections in Manatee County, Florida, be "D" on a peak hour basis, as provided in the Land Development Code. Level of Service "D" shall be measured on a peak hour basis as determined by the Highway Capacity Manual (1994), TRB Special Report 209 or the most current manual and computer software version in accordance with guidelines acceptable to Manatee County.
2. "Application for Development Approval" (or ADA) shall mean the Lakewood Centre Development of Regional Impact Application for Development Approval (Submitted on April 28, 2006); the First Sufficiency Response submitted by the Developer on October 23, 2006; the Second Sufficiency Response submitted on April 19, 2007; the Third Sufficiency Response submitted on September 13, 2007. Certain ADA questions were answered within the submittal dated May 15, 2014 with information related to the 796.22+/- acre tract.
3. "Conventional Development" shall mean development that is characterized by a clear separation of land uses and housing types into specified geographic areas. Typically the setbacks and residential lot sizes are larger with a focus for usable space being within the rear yard. Commercial buildings are set farther from the street and contain parking in front of the building.
4. "Developer" shall mean SMR North 70, LLC or SMR Northwest Land, LLC their heirs, assigns, designees, and successors in interest as to the Project.

5. "Development Approval" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Site Plan, Final Plat, or Construction Drawing approval where site plans or subdivision plats are not required.
6. "Fair Market Rent Documentation System" shall mean a system established by the Department of Housing and Urban Development (HUD) that provides complete documentation of the development of the Fair Market Rents (FMRs) for any area of the country. FMRs are developed and updated from the metropolitan Core-Based Statistical Areas (CBSAs) as established by the Office of Management and Budget.
7. "Funding Commitments" shall mean any combination of the following to assure the completion of any improvements required by this Development Order: 1) binding commitments for the actual construction with the posting of a cash bond, or irrevocable letter of credit in a form satisfactory to the County for construction of the improvements required as referenced in Tables 2 and 3 of this Ordinance; 2) actual construction; 3) the placement of the improvements in the current year plus one year of the Capital Improvements Element of the appropriate County or the current year plus the first two years (or current plus first four years for FIHS facilities) of the Adopted Five-Year Work Program of the Florida Department of Transportation; or 4) a commitment for construction and completion of the required roadway improvements, pursuant to a Local Development agreement entered into between the Developer and the County. This Agreement shall include a construction timetable which will set forth the completion of the required improvements consistent with the time frames specified in Tables 2 and 3.
8. "General Development Plan" shall be defined as the site plan for PDMU-06-30(G)(R6), last revised June 2020 and attached as Exhibit 1. Development on the General Development Plan shall be limited to the total number of dwelling units and non-residential development in Table 1.
9. "Post-Development Wetlands" shall mean any lands determined to be within jurisdictional limits defined by Chapter 62-301, Florida Administrative Code (F.A.C.) and implemented by the Florida Department of Environmental Protection (FDEP), or as defined within Chapter 40D-4, F.A.C., and implemented by the Southwest Florida Water Management District (SWFWMD), including any wetland mitigation areas approved as part of development of this Project.
10. "Preliminary Site Plan" (PSP) shall mean a Master Preliminary Plan or a Preliminary Site Plan for a Phase or Subphase, as defined in The Manatee County Land Development Code.
11. "Project" shall mean the land uses, phasing, and improvements described in Table 1 which are attributable to development on that property described in Section 4 herein and set forth on the General Development Plan attached hereto as Exhibit 1.
12. "Traditional Neighborhood Development (TND)" shall mean the development of a cohesive neighborhood using traditional town planning principles. A TND includes a range of housing types, a network of well-connected streets and blocks, public spaces, and neighborhood serving non-residential uses such as retail, office, schools, and places of worship within walking distance of the residences. Residential units will have smaller setbacks and the unit will be oriented to the street with

recessed garages or alley access to structures with on-street parking. Typically the residential focus will be toward the street or public spaces. Commercial buildings will be closer to each other and the streets similar to a traditional downtown with on-street parking, street trees, or a vertical and horizontal mix of land uses.

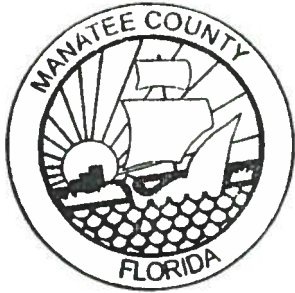
13. "Transportation Impact Area" shall be defined as the roadway segments and intersections receiving transportation impacts where the traffic generated by the proposed phase or subphase shown on a proposed Preliminary Site Plan in combination with prior approvals of the Project will be five percent (5%) (or whatever greater percentage may be employed from time to time by DEO, TBRPC, or the County, provided the more restrictive percentage of such greater percentage shall be used) or more of the applicable Peak Hour Level of Service volumes. This area is generally depicted on Map J of the Development Order dated April 2006.
14. "Vertical Development" shall mean and shall be deemed to include the construction of new residential units and non-residential units or the reconstruction or addition to any such units.
15. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

SECTION 6. SPECIAL APPROVAL Special Approval was previously granted for a project that: (1) is mixed-use in the ROR Future Land Use Category; (2) exceeds a net density of 9.0 gross dwelling units per acre in the ROR Future Land Use Category; (3) exceeds a non-residential floor area ratio of 0.25; and (4) is in the Evers Reservoir Watershed; and (4) is located in the MU-C Future Land Use Category..

SECTION 7. LEGAL DESCRIPTION. Legal description of the Project is attached as Exhibit 2.

SECTION 8. EFFECTIVE DATE. This ordinance shall take effect upon the later of: 1) the date of the filing of this ordinance with the Department of State, State of Florida, (2) the effective date of DRI Ordinance (Ordinance No 20-01).

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 4th day of June 2020.



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

BY: _____

A handwritten signature in blue ink, appearing to read "Betsy Benac", written over a horizontal line.

Betsy Benac, Chairman

**ATTEST: Angelina Colonnese
 Clerk of the Circuit Court**

BY: _____

A handwritten signature in blue ink, appearing to read "A. Colonnese", written over a horizontal line.

Deputy Clerk

EXHIBITS

Exhibit 1 – GDP

Exhibit 2 – Legal Description

Exhibit 3 – Building Design Exhibits for Parcels A, C, D, G, H, I, J, K, R, S, S-1, U, V, EE, FF,
and JJ

Exhibit 4 – Building Design Exhibits for Parcels KK & LL

NOTES

EXISTING CONDITION:

1. PROJECT ACREAGE IS 1,593.2 ACRES (±).
2. PROPERTY IS CURRENTLY USED FOR AGRICULTURAL, RESIDENTIAL, & COMMERCIAL PURPOSES.
3. TOPOGRAPHIC CONTOURS AND ELEVATIONS FROM FLORIDA GEOGRAPHIC DATA LIBRARY, VERSION 3 (2000).
4. THE SITE LIES WITHIN FLOOD ZONE X, A, & AE, PANEL 12081C0221E AND 1201C0333E MANATEE COUNTY FLOOD ZONE MAP 2014.
5. THERE ARE NO KNOWN HISTORIC RESOURCES OR BUILDINGS ON-SITE.
6. PERMITTED USES ON NON-RESIDENTIAL PARCELS SHALL BE THOSE IDENTIFIED AS "P", "P+", "AP", OR "SP" IN THE PDMU ZONING DISTRICT PER TABLE 4-7 OF THE LDC.

Exclude:

Breeding Facility
Stockyards and feedlots
Sawmills
Slaughterhouses
Auction House, Open
Junkyards
Manufactured Home Parks and Subdivisions
Hazardous Waste Transfer Facility
Bus RR/Maintenance Facility
Motor Freight Terminals
Motor Pool Facilities
RR Switching Yard
Correctional Facilities
Resource Recovery

Exclude from Parcels G, I, and J only:

All of above, plus:
Construction Services
Fleamarkets, open or closed
Lumberyards
Towing Service and Storage Establishment

Residential Parcels permitted to have all residential uses defined in ordinance plus associated recreational facilities, churches or other places of worship, day care centers (large, medium, small, and accessory) and schools. Such uses may be approved pursuant to Conditional Use Criteria in the LDC, as may be amended. The floor area allocated to large, medium and small day care centers, accessory day care centers, environmental education facilities, school of special education and schools shall be deducted from approved commercial entitlements.

DEVELOPMENT DESCRIPTION:

7. CURRENT ZONING IS PDMU/WP-E/ST.
CURRENT FUTURE LAND USE IS ROR/WO-E, MU/WO-E, MU-C, MU-C/R, MU-C/AC2, MU-C/AC3
8. THE DEVELOPMENT WILL INCLUDE A MAXIMUM OF 4,544 RESIDENTIAL UNITS (1,669 SINGLE FAMILY AND 2,875 MULTIFAMILY), 1,574,000 SQUARE FEET OF RETAIL, 1,463,000 SQUARE FEET OF OFFICE USES, 250,000 SQUARE FEET OF INDUSTRIAL AND 300 HOTEL ROOMS.
9. THE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING DIMENSIONAL CRITERIA:

TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS:

TYPE	MIN. LOT SIZE (Sq. Ft.)	MIN. LOT WIDTH (Ft.)	FRONT SETBACK (Ft.)		SIDE SETBACK (Ft.)	REAR SETBACK (Ft.)	MAXIMUM HEIGHT (Ft.)
			FRONT LOADED	ALLEY LOADED			
SF - DETACHED	3,200	27	10/25/15	10	6/1'	15/5'	35
SF - SEMI-DETACHED	2,300	23	10/25/15	10	0/6	15/5'	35
SF - ATTACHED	2,000	20	5/25/15	5	0/6	5	4 STORIES/50'
MULTI-FAMILY	-	-	10	15/25'	10/0"	5 STORIES/75'	
COMMERCIAL	-	-	40/25'		0/5'	5 STORIES/75'	
INDUSTRIAL	-	-	40/25'		0/5'	5 STORIES/75'	
OFFICE	-	-	40/25'		0/5'	12 STORIES (INCLUDING PARKING STRUCTURES)/140	
PARK	-	-	10		10	10	35

1. Setback to front loaded garage door.
2. Setback to the side loaded garage.
3. Rear setback for units with alley entry garages.
4. Height of single-use buildings. A building with a vertical mix of land uses may be up to 12 stories (140' in height). Residential buildings that exceed 35 feet are subject to Subpart 505 d & e.
5. The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses.
6. The larger setback only applies to SR 70. The smaller setback applies to Rangeland Parkway, Newhaven Boulevard, and White Eagle Boulevard. All other Commercial, Office building setbacks shall maintain a minimum setback of 15 feet from the face of the first floor to the back of curb of the internal drive aisle or 10 feet to the edge of parking. The minimum setback from the second story of commercial office buildings shall be 7' from the internal drive aisle or 0 feet from the edge of parking. This shall not apply to residential structures unless otherwise approved through the Lakewood Centre DRI. The commercial or office setback applies to buildings containing residential over first or second floor nonresidential use.
7. This distance is not a side yard setback but the minimum distance between buildings. A 10' separation is required between one-story and two-story buildings. A 25' separation is required between three, four, and five story buildings.
8. Minimum of 7 feet between units.
9. Buildings containing more than one use shall be considered commercial buildings.
10. A setback of 0 is permitted when adjacent to commercial.

CONVENTIONAL DESIGN STANDARDS:

TYPE	MIN. LOT SIZE (Sq. Ft.)	MIN. LOT WIDTH (Ft.)	FRONT SETBACK (Ft.)	SIDE SETBACK (Ft.)	REAR SETBACK (Ft.)	MAXIMUM HEIGHT (Ft.)
SF - DETACHED	4,350	42	25/20	6	15	35
SF - SEMI-DETACHED	3,700	37	25/20	0/6	15	35
SF - ATTACHED	2,500	25	25/20	0/6	15	35
MULTI-FAMILY	NA	NA	25	15/25'	15	4 STORIES/50'
MULTI-FAMILY, DETACHED (ONE OR TWO UNITS PER BUILDING)	NA	NA	15	10	15	35
COMMERCIAL	5,000	NA	40	15/20'	20'	5 STORIES/75'
LIGHT INDUSTRIAL	5,000	NA	40	15/20'	20'	5 STORIES/75'
OFFICE	5,000	NA	40	15/20'	20'	12 STORIES (INCLUDING PARKING STRUCTURES)/140
PARK	NA	NA	25	15	15	35

1. The front yard setback for all single-family residences shall be 25' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. Required setbacks are based on the combined lot width for each subphase of development.
4. Height of single-use buildings. A building with a vertical mix of land uses may be up to 12 stories or 140' in height. Residential buildings that exceed 35 feet are subject to Subpart 505 d & e.
5. When adjacent to residential 10' of additional building separation is required for each story over one i.e. a 3-story building will require a 40' building separation.
6. Multi-Family Detached buildings are required to meet Front and Rear setbacks from project property lines. The side yard setback represents the minimum distance between buildings.

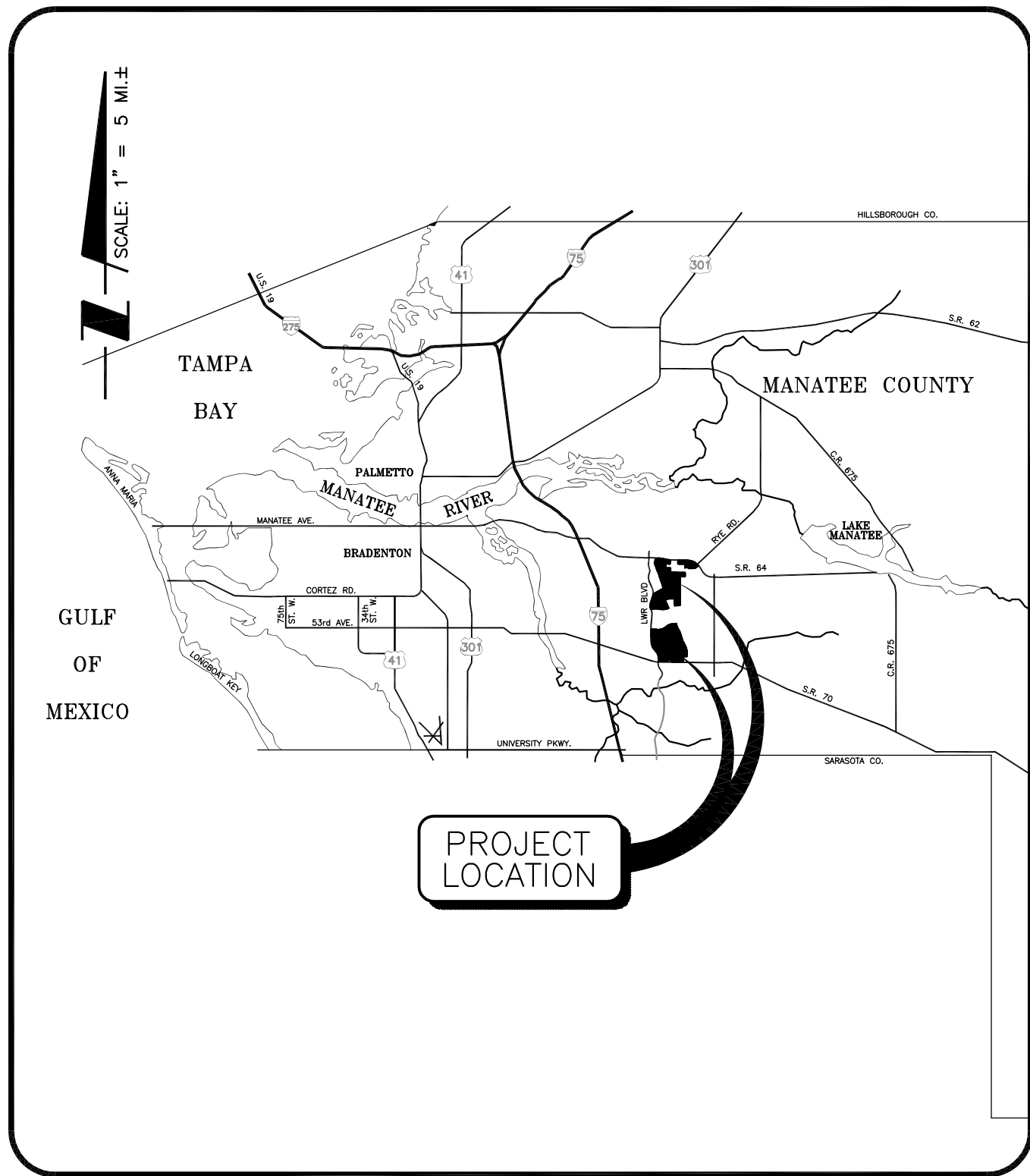
GENERAL DEVELOPMENT PLAN

LAKEWOOD CENTRE DRI

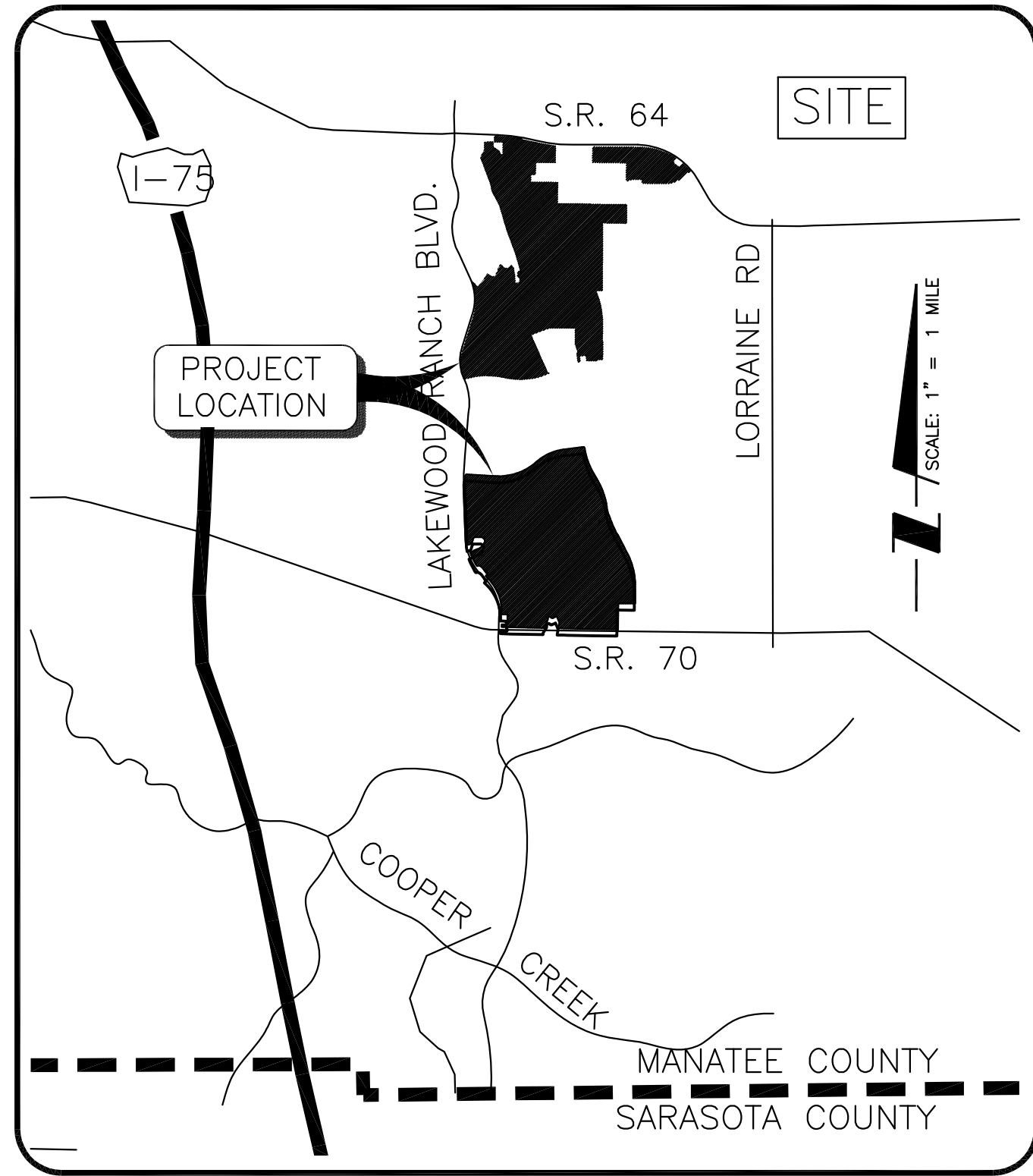
A SUBDIVISION OF PART OF SECTIONS 4, 5, 6,7,8,29,32 AND 33
TOWNSHIP 34 AND 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

CLIENT:

SMR North 70, LLC
SMR NORTHWEST LAND, LLC



LOCATION MAP



VICINITY MAP

10. A VERTICAL MIX OF LAND USES IS PERMITTED ON PARCELS G, I & J.
11. PROPOSED GROSS RESIDENTIAL DENSITY IS 2.77 DU/ACRE. THE NET DENSITY IS 4.18 UNITS/ACRE.
12. THE MAXIMUM ALLOWED FLOOR AREA RATIO IS 0.35.
13. A PORTION OF SITE IS LOCATED WITHIN THE WATERSHED OVERLAY THE REQUIRED OPEN SPACE IS:

RESIDENTIAL:	569.9 ACRES
COMMERCIAL:	486.3 ACRES
TOTAL:	1056.2 ACRES

PROPOSED OPEN SPACE:	
WETLANDS:	198.5 ACRES
WETLAND BUFFERS:	67.4 ACRES (INCLUDES 4.0 AC UPLAND PRESERVATION ADJACENT TO GATE CREEK - SEE SHEET 3)
EXISTING LAKE:	15.4 ACRES
STORMWATER PONDS:	114.6 ACRES
PARKS & REC:	44.3 ACRES
OTHER OPEN SPACE:	41.6 ACRES
UPLAND PRESERVATION:	23.8 ACRES (EXCLUDES 4.0 AC UPLAND PRESERVATION ADJACENT TO GATE CREEK - SEE SHEET 3)

ROADWAY BUFFER:	31.4 ACRES
TOTAL	537.0 ACRES OR 33.7% OF THE ENTIRE PROJECT

OPEN SPACE MAY ALSO INCLUDE RECREATION AMENITIES AND WATER FEATURES TO BE DESIGNED WITH INDIVIDUAL PARCEL DEVELOPMENT.

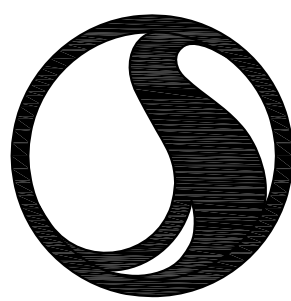
14. SCREENING AND GREENBELT BUFFERS WILL BE PROVIDED PURSUANT TO SECTION 701 OF THE LAND DEVELOPMENT CODE. DETAILED PLANS WILL BE PROVIDED WITH THE INDIVIDUAL PRELIMINARY AND FINAL SITE PLANS, AS APPLICABLE.
15. PERIMETER ROADWAY BUFFERS WILL BE PROVIDED PURSUANT TO SECTION 701 OF THE LAND DEVELOPMENT CODE. DETAILED PLANS WILL BE PROVIDED WITH THE INDIVIDUAL PRELIMINARY AND FINAL SITE PLANS, AS APPLICABLE. RIGHT OF WAY BUFFERS FOR INTERNAL STREETS DEPENDENT ON DETAILED SITE DESIGN. THE DESIGN AND MAINTENANCE OF THE ROADWAY BUFFERS WILL BE BASED ON A UNIFIED LANDSCAPE PLAN TO BE UNDER THE CONTROL OF THE PROPERTY OWNER.
16. UTILITY EASEMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 805 OF THE LAND DEVELOPMENT CODE.
17. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1001.6.A OF THE LAND DEVELOPMENT CODE.
18. SIGNAGE WILL MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, CHAPTER 6.
19. LIGHTING WILL MEET THE REQUIREMENTS OF SECTION 806 OF THE LAND DEVELOPMENT CODE.
20. BACKFLOW PREVENTORS ARE REQUIRED ON ALL POTABLE WATER SERVICES AND ARE TO BE PROVIDED BY THE DEVELOPER.
21. THE IRRIGATION SOURCE WILL BE NON-POTABLE. NON-POTABLE WATER LINES WILL BE PURPLE IN COLOR.
22. SANITARY SEWER AND POTABLE WATER WILL BE PROVIDED THROUGH CONNECTIONS TO THE APPLICABLE PUBLIC SYSTEMS. SOLID WASTE SERVICES WILL BE PROVIDED BY MANATEE COUNTY.
23. THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS THAT WOULD AT THIS TIME AFFECT THE PROPOSED DEVELOPMENT.
24. PARCELS HAVE NOT BEEN SURVEYED AND ACREAGES SHOWN ARE APPROXIMATE. PARCELS ARE SUBJECT TO FUTURE SUBDIVISION PLATTING IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
25. STORMWATER MANAGEMENT FACILITIES WILL MEET SECTION 901 OF THE LDC, THE MANATEE COUNTY DEVELOPMENT STANDARDS AND SWFWMD REQUIREMENTS. THOSE PORTIONS OF THE STORMWATER SYSTEM DESIGNED TO DISCHARGE INTO THE WATERSHED OVERLAY DISTRICT SHALL MEET OR EXCEED THE DESIGN STANDARDS OF CHAPTERS 62-3, 62-4 AND 62-25 AND LOCAL DESIGN STANDARDS FOR DISCHARGE INTO OUTSTANDING FLORIDA WATERS.
26. WATER, WASTEWATER AND IRRIGATION LINES ARE PROPOSED WITHIN THE RIGHTS OF WAY FOR 44TH AVE., MALACHITE DRIVE AND POPE ROAD. THESE FACILITIES EXIST WITHIN THE RIGHT OF WAY FOR LAKEWOOD RANCH BOULEVARD.
27. ALL DEVELOPMENT PARCELS ADJACENT TO AGRICULTURAL USES AT THE TIME OF FINAL SITE PLAN APPROVAL SHALL PROVIDE A 35' SETBACK AS REQUIRED BY SECTION 401.3.D.
28. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE STREET NAMES AS PER LAND DEVELOPMENT CODE SECTION 1001.8.E.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION	
1	COVER SHEET	
2	GENERAL DEVELOPMENT PLAN (SOUTH)	
3	GENERAL DEVELOPMENT PLAN (NORTH)	
4	06/02/20 REVISED PARCEL U, Y, I AND J	BLB/117073
5	1/31/20 REVISED RESIDENTIAL UNITS	MSC/98616
6	12/05/19 REVISED PARCEL INFORMATION, ACCESS LOCATIONS, LAND USE TABLE	SAB/89406
7	07/15/19 UPDATED NOTES, DU'S, ADDED PARCEL M LAND	SAB/89406
8	04/24/19 UPDATED NOTES AND PARCEL INFORMATION	SAB/89406
9	11/19/18 UPDATED NOTES AND PARCEL INFORMATION	BLB/117073
10	01/31/17 REVISED 117TH ALIGNMENT AND PARCELS CC, DD, FF	SAB/89406
11	10/27/16 REVISED LDC SECTIONS, PACELS & NOTES.	MSC/98616
12	10/30/14 REVISED NOTE TO INCLUDE PDI IN EXISTING ZONING	SAB/89406
13	06/26/14 REVISED PER COMMENTS	PFB/101523
14	04/30/14 EXPANSION	PFB/101523
15	06/06/13 UPDATED PER CURRENT PARCEL VALUES, NOTES, DATES	HER/98419
16	05/25/12 UPDATED PER CURRENT DATES / ROAD NAMES	RTD/89450
17	8/11/06 REVISED PER COMMENTS	RRP/2362

STATUS : REVISIONS

PROJECT SURVEYOR	PROJECT ENGINEER ROBERT ENGEL, PE	PROJECT MANAGER SCOTT BUTTARI
GENERAL DEVELOPMENT PLAN LAKEWOOD CENTRE		
APPROVED	Date	File Number
Project Planner (PD)		
Project Engineer (PD)		
Concurrencey (PD)		
Natural Resource (PD)		
Environmental Health		
Fire District		
Owner/Agent		
Attention: A copy of this approved plan and the approval letter must be provided to the contractor and submitted with your application for a building permit.		
PROJECT NUMBER 215911986		
DATE JANUARY 2020	INDEX NUMBER 04333-002001	



Stantec

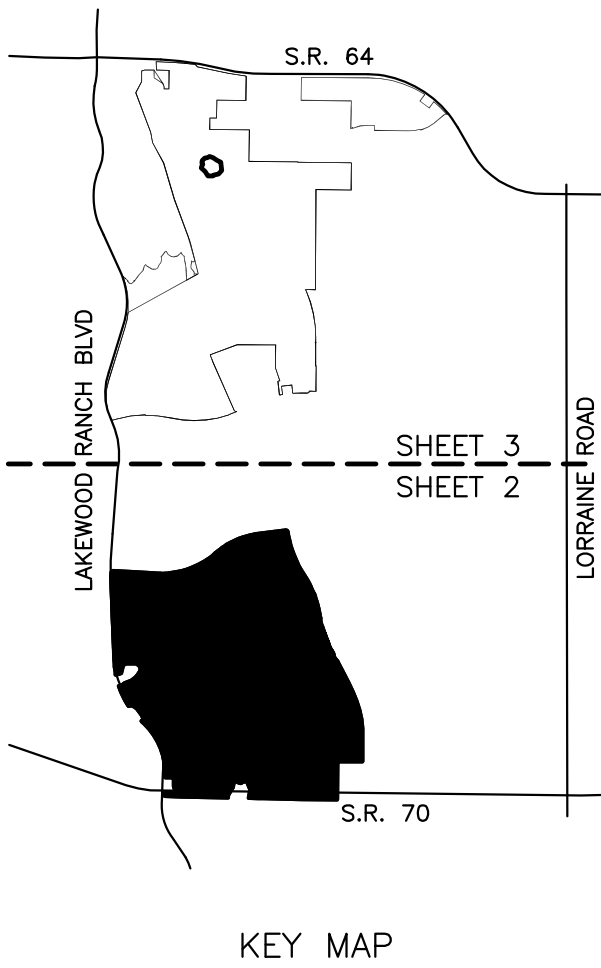
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

SEE SHEET 3 FOR GENERAL DEVELOPMENT (NORTH)



LEGEND

- Project Boundary
- Herbaceous Wetlands
- Wetland Impact
- Forested Wetlands
- Wetland Buffer
- Potential Upland Preservation
- Access Arrows
- Topographic Contours
- Lake / Stormwater Pond
- Parcel Boundary



LAND USE AND PHASING TABLE

Land Use	Phase 1 2007-2031*	Phase 2 2009-2030*	Phase 3 2012-2034*	Total
Residential (dwelling units)				
Multi-family	900	1,800	175	2,875
Single Family	1,233	200	236	1,669
Total	2,133	2,000	411	4,544
Retail/Office (sq.ft.)				
Retail	360,000	442,000	772,000	1,574,000
Office	358,000	458,000	647,000	1,463,000
Industrial	0	250,000	0	250,000
Total	718,000	1,150,000	1,419,000	3,287,000
Hotel (rooms)	300	0	0	300

Source: WilsonMiller, September 2005
* The Phasing buildout dates shall be: September 10th of the years indicated which includes legislatively approved extensions.

ACREAGE BY LAND USE (NORTH & SOUTH)

RESIDENTIAL (ONLY)	569.9 AC.
MIXED USE, & RETAIL & OFFICE	456.9 AC.
RETAIL (ONLY)	29.4 AC.
RECREATION	44.3 AC.
RIGHT-OF-WAY	79.7 AC.
WETLANDS	198.5 AC.
WETLAND BUFFERS	67.4 AC.
UPLAND PRESERVATION	23.8 AC.
EXISTING LAKE	15.4 AC.
STORMWATER PONDS	99.4 AC.
OTHER SPACE	8.5 AC.
TOTAL SITE AREA	1593.2 AC.

14	REVISED PARCEL U, Y, I AND J	06/02/20	BLB/117073
13	REVISED PARCEL INFORMATION, ACCESS LOCATIONS, LAND USE TABLE	02/12/20	MSC/98616
12	REVISED PARCEL INFORMATION, ACCESS LOCATIONS, LAND USE TABLE	12/05/19	SAB/89406
11	LAND ADDED, PARCEL INFORMATION UPDATED	07/15/19	SAB/89406
10	UPDATED NOTES AND PARCEL INFORMATION	04/24/19	SAB/89406
9	UPDATED NOTES AND PARCEL INFORMATION	11/19/18	BLB/117073
8	REVISED 117TH ALIGNMENT AND PARCELS CC, DD, FF	01/31/17	SAB/89406
7	REVISED PARCEL J, K, P, Q, AND LAND USE TABLE	10/27/16	MSC/98616
6	REVISED PARCEL J RES. UNIT COUNT	08/11/14	SAB/89406
5	CHANGED ROAD NAMES	06/19/14	PFB/101523
4	UPDATED NOTES AND PARCEL INFORMATION	04/19/14	PFB/101523
3	UPDATED NOTES AND PARCEL INFORMATION	06/06/13	HER/98419
2	UPDATED NOTES, DATES AND ROAD NAMES	05/25/12	RTD/89450
1	REVISED PER COMMENTS	12/12/07	MMP/2458

DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:
06/02/20	BLB/117073		
02/12/20	MSC/98616		
12/05/19	SAB/89406		
07/15/19	SAB/89406		
04/24/19	SAB/89406		
11/19/18	BLB/117073		
01/31/17	SAB/89406		
10/27/16	MSC/98616		
08/11/14	SAB/89406		
06/19/14	PFB/101523		
04/19/14	PFB/101523		
06/06/13	HER/98419		
05/25/12	RTD/89450		
12/12/07	MMP/2458		

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any error or omission shall be reported to Stantec without delay. The Copyrights to all design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: SMR NORTHWEST LAND, LLC
PROJECT: LAKEWOOD CENTRE DRI

DATE: 01/20
HORIZONTAL SCALE: 1"=400'
VERTICAL SCALE:

TITLE: GENERAL DEVELOPMENT PLAN (SOUTH)

INDEX NUMBER: 04333-002GDP
SHEET NUMBER: 2 OF 3

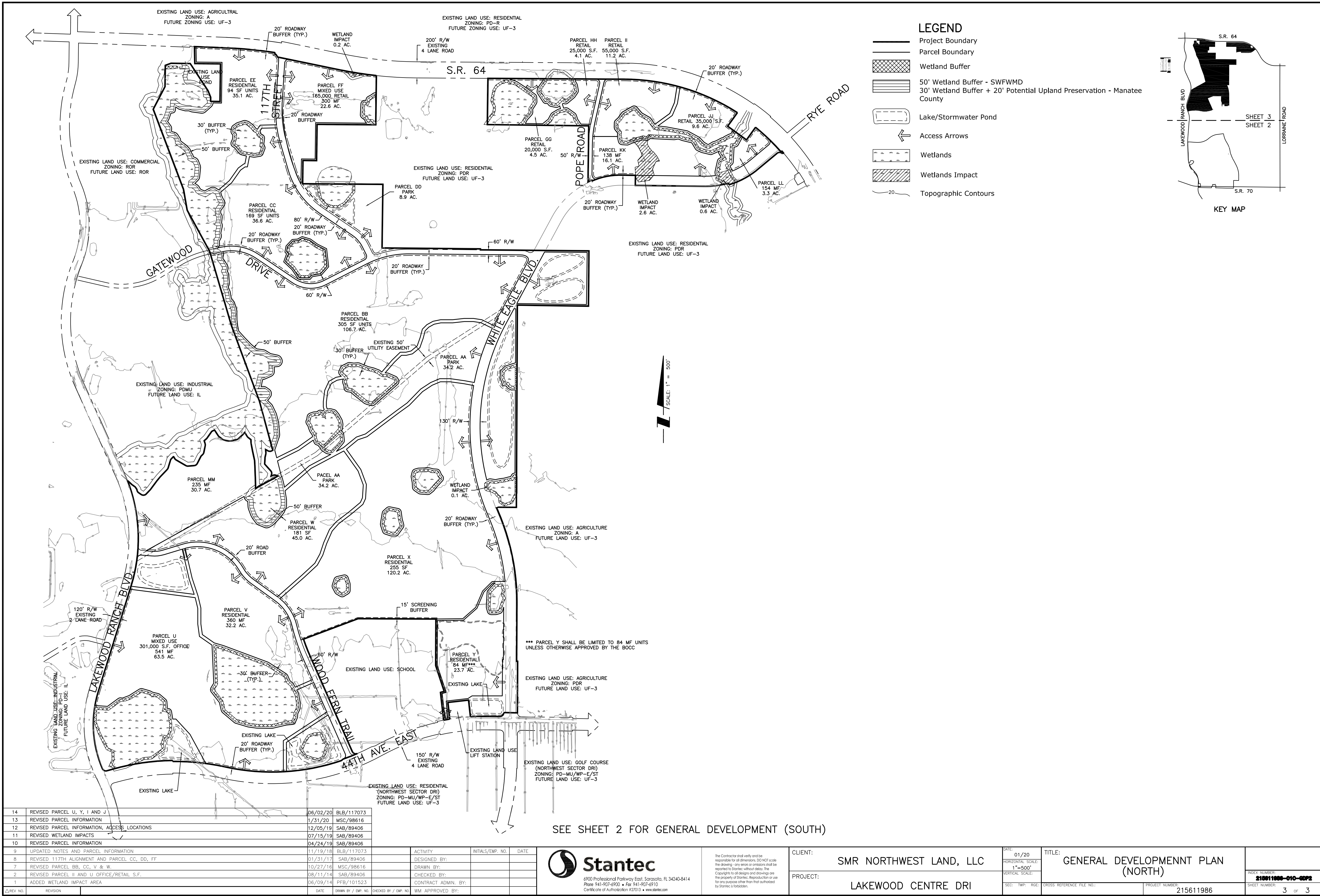


Exhibit 2

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

A tract of land lying in Sections 7, 8, 9, 16, 17 and 18 Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of said Section 7, also being the Northeast corner of the above mentioned Section 18; thence N.88°45'31"W., along the north line of said Section 18 a distance of 21.43 feet to the POINT OF BEGINNING, said point being a point on the easterly right-of-way line of Lakewood Ranch Boulevard, a 120-foot wide Public Right-of-way; the following two (2) calls are along said easterly right-of-way line; (1) thence N.02°18'37"W., a distance of 346.71 feet to the point of curvature of a curve to the right having a radius of 3,940.00 feet and a central angle of 03°48'48"; (2) thence northerly along the arc of said curve, an arc length of 262.23 feet to the point of compound curvature of a curve to the right having a radius of 50.00 feet and a central angle of 91°37'13"; thence northeasterly along the arc of said curve, an arc length of 79.95 feet to the point of tangency of said curve; thence S.86°52'35"E., a distance of 1,131.57 feet to the point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 44°37'24"; thence easterly along the arc of said curve, an arc length of 1,669.02 feet to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 34°25'49"; thence northeasterly along the arc of said curve, a distance of 1,215.67 feet to the point of tangency of said curve; thence N.82°55'49"E., a distance of 734.17 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 87°53'04"; thence southeasterly along the arc of said curve, an arc length of 76.69 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 23°41'47"; thence southerly along the arc of said curve, a distance of 1,211.79 feet to the point of reverse curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 11°22'52"; thence southeasterly along the arc of said curve, a distance of 556.19 feet to the point of tangency of said curve; thence S.68°29'59"W., a distance of 11.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.68°29'59"W., a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of 03°46'14", an arc length of 183.54 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.25°49'28"W., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of 46°58'18", an arc length of 28.69 feet to the point of compound curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 07°40'51"; thence southerly along the arc of said curve, an arc length of 375.36 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 01°04'12"; thence southerly along the arc of said curve, a distance of 54.72 feet to the end of said curve; thence S.01°18'11"W., along a line non-tangent to the last described curve, a distance of 51.28 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.78°25'45"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 05°37'54", an arc length of 289.07 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.25°50'30"W., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a

central angle of $46^{\circ}27'42''$, an arc length of 28.38 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of $06^{\circ}44'40''$; thence southerly along the arc of said curve, a distance of 344.90 feet to the end of said curve; thence $S.12^{\circ}34'36''E.$, along a line non-tangent to the last described curve, a distance of 51.41 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.64^{\circ}34'42''E.$, a radial distance of 2,941.00 feet; thence southeasterly along the arc of said curve, through a central angle of $01^{\circ}33'58''$, an arc length of 80.39 feet to the point of tangency of said curve; thence $S.26^{\circ}59'15''E.$, a distance of 113.45 feet; thence $S.63^{\circ}00'45''W.$, a distance of 90.22 feet to the point of curvature of a curve to the right having a radius of 1943.00 feet and a central angle of $18^{\circ}07'32''$; thence along the arc in a southwesterly direction, a distance of 614.67 feet to the end of said curve; thence $S.09^{\circ}31'35''E.$, along a line non-tangent to the last described curve, a distance of 78.62 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.10^{\circ}12'41''W.$, a radial distance of 2007.00 feet; thence along the arc in a northeasterly direction, passing through a central angle of $11^{\circ}39'48''$, an arc length of 408.55 feet to the end of said curve; thence $N.79^{\circ}51'15''E.$, along a line non-tangent to the last described curve, a distance of 51.06 feet to the point of curvature of a curve to the left, of which the radius point lies $N.23^{\circ}17'40''W.$, a radial distance of 3,012.26 feet; thence along the arc in a northeasterly direction, passing through a central angle of $04^{\circ}10'01''$, an arc length of 219.07 feet to the end of said curve; thence $S.31^{\circ}07'37''E.$, along a line non-tangent to the last described curve, a distance of 152.40 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $S.26^{\circ}59'16''E.$, a radial distance of 50.00 feet; thence easterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 78.54 feet to the point of tangency of said curve; thence $S.26^{\circ}59'15''E.$, a distance of 769.47 feet to the point of curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of $27^{\circ}15'57''$; thence southerly along the arc of said curve, an arc length of 1,332.47 feet to the point of tangency of said curve; thence $S.00^{\circ}16'42''W.$, a distance of 641.12 feet; thence $N.89^{\circ}43'18''W.$, a distance of 670.00 feet; thence $S.00^{\circ}16'42''W.$, a distance of 990.00 feet to the north right-of-way line of State Road 70, a 200-foot wide Public Right-of-way; the following two (2) calls are along said northerly right-of-way line; (1) thence $N.89^{\circ}43'18''W.$, a distance of 527.20 feet; (2) thence $N.88^{\circ}46'44''W.$, a distance of 3,950.87 feet to the east right-of-way line of said Lakewood Ranch Boulevard; thence $N.01^{\circ}13'16''E.$, along said east right-of-way line, a distance of 100.01 feet; thence $S.88^{\circ}46'44''E.$, a distance of 210.34 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of $108^{\circ}00'50''$; thence northeasterly along the arc of said curve, an arc length of 94.26 feet to the point of tangency of said curve; thence $N.16^{\circ}47'34''W.$, a distance of 69.44 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of $18^{\circ}19'57''$; thence northerly along the arc of said curve, an arc length of 95.99 feet to the point of tangency of said curve; thence $N.01^{\circ}32'24''E.$, a distance of 131.00 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of $89^{\circ}19'08''$; thence northwesterly along the arc of said curve, an arc length of 46.77 feet to the point of tangency of said curve; thence $N.87^{\circ}46'44''W.$, a distance of 193.00 feet to the east right-of-way line of said Lakewood Ranch Boulevard; the following three (3) calls are along said east right-of-way line; (1) thence $N.01^{\circ}13'16''E.$, a distance of 71.50 feet to the point of curvature of a curve to the left having a radius of 1,810.00 feet and a central angle

of 47°18'07"; (2) thence northerly along the arc of said curve, an arc length of 1,494.29 feet to the point of tangency of said curve; (3) thence N.46°04'51"W., a distance of 88.50 feet; thence N.43°55'10"E., a distance of 93.66 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a central angle of 124°16'00"; thence northerly along the arc of said curve, an arc length of 43.38 feet to the point of reverse curvature of a curve to the right having a radius of 71.00 feet and a central angle of 44°08'56"; thence northwesterly along the arc of said curve, a distance of 54.71 feet to the point of tangency of said curve; thence N.36°11'54"W., a distance of 225.82 feet; thence N.48°58'07"W., a distance of 84.68 feet; thence N.69°43'32"W., a distance of 99.20 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a central angle of 54°19'36"; thence westerly along the arc of said curve, an arc length of 18.96 feet to the point of tangency of said curve; thence S.55°56'52"W., a distance of 32.09 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.55°56'52"E., a radial distance of 2,190.00 feet, said point also being a point on the east right-of-way line of said Lakewood Ranch Boulevard; the following two (2) calls are along said east right-of-way line; (1) thence northerly along the arc of said curve, through a central angle of 31°44'31", an arc length of 1,213.27 feet to the point of tangency of said curve; (2) thence N.02°18'37"W., a distance of 1,728.76 feet to the POINT OF BEGINNING.

Said tract contains 33,590,466 square feet or 771.1310 acres, more or less.

LESS:

Pond Number 3, described in Official Record Book 1540, Page 7918 of the Public Records of Manatee County, Florida;

LESS:

Parcel 100A, described in Official Record Book 1915, Page 5768 of the Public Records of Manatee County, Florida;

LESS:

Premises described in Warranty Deed to DVA Arena, LLC, recorded in Official Record Book 1943, Page 4075 of the Public Records of Manatee County, Florida;

LESS: Ingress-Egress Easement No. 1

A Tract of land lying in Section 9, 16 and 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Section 17; thence S.89°34'35"E along the North line of said Section 17 a distance of 3985.93 feet; thence S.00°25'25"W a distance of 487.63 feet to the POINT OF BEGINNING; said point being the point of curvature of a curve to the right, of which the radius point lies S.69°39'59"E., a radial distance of 325.00 feet; thence northeasterly along the arc of said curve, through a central angle of 33°08'49",

an arc length of 188.02 feet to the point of tangency of said curve; thence N.53°28'49"E., a distance of 370.60 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 30°41'48"; thence easterly along the arc of said curve, an arc length of 174.12 feet to the point of tangency of said curve; thence N.84°10'37"E., a distance of 374.39 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 24°43'08"; thence easterly along the arc of said curve, an arc length of 140.21 feet to the point of reverse curvature of a curve to the left having a radius of 275.00 feet and a central angle of 37°11'49"; thence easterly along the arc of said curve, a distance of 178.53 feet to the point of compound curvature of a curve to the left having a radius of 35.00 feet and a central angle of 91°38'36"; thence northeasterly along the arc of said curve, an arc length of 55.98 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.70°03'20"W., a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of 02°12'54", an arc length of 107.82 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.25°49'28"W., a radial distance of 35.00 feet; thence westerly along the arc of said curve, through a central angle of 44°31'14", an arc length of 27.20 feet to the point of tangency of said curve; thence S.71°18'14"W., a distance of 9.06 feet to the point of curvature of a curve to the right having a radius of 337.00 feet and a central angle of 37°35'30"; thence westerly along the arc of said curve, an arc length of 221.11 feet to the point of reverse curvature of a curve to the left having a radius of 263.00 feet and a central angle of 01°53'10"; thence westerly along the arc of said curve, a distance of 8.66 feet to the point of tangency of said curve; thence N.72°59'26"W., a distance of 56.37 feet to the point of curvature of a curve to the left having a radius of 137.00 feet and a central angle of 22°49'57"; thence westerly along the arc of said curve, an arc length of 54.60 feet to the point of tangency of said curve; thence S.84°10'37"W., a distance of 371.34 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 30°41'48"; thence westerly along the arc of said curve, an arc length of 147.33 feet to the point of tangency of said curve; thence S.53°28'49"W., a distance of 370.60 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 34°54'45"; thence southwesterly along the arc of said curve, an arc length of 167.57 feet to the end of said curve; thence N.60°04'23"W., a distance of 50.84 feet to the POINT OF BEGINNING.

Said tract contains 76,341 square feet or 1.7526 acres, more or less.

LESS: Ingress-Egress Easement No. 2

A Tract of land lying in Sections 16 and 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Sections 16 and 17; thence S.89°34'35"E along the North line of said Section 17 a distance of 4291.01 feet; thence S.00°25'25"W a distance of 654.77 feet to the POINT OF BEGINNING; thence S.60°04'23"E., a distance of 25.14 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.46°57'50"E., a radial distance of 325.00 feet; thence easterly along the arc of said curve, through a central angle of 113°10'48", an arc length of 641.99 feet to the point

of reverse curvature of a curve to the left having a radius of 255.00 feet and a central angle of 85°25'10"; thence southeasterly along the arc of said curve, a distance of 380.17 feet to the point of tangency of said curve; thence N.70°47'48"E., a distance of 283.99 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 85°57'17"; thence northeasterly along the arc of said curve, an arc length of 52.51 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.74°50'32"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 02°02'41", an arc length of 104.95 feet to the end of said curve; thence N.72°51'02"W., along a line non-tangent to the last described curve, a distance of 10.58 feet; thence S.70°47'48"W., a distance of 226.06 feet to the point of curvature of a curve to the right having a radius of 167.00 feet and a central angle of 08°40'50"; thence westerly along the arc of said curve, an arc length of 25.30 feet to the point of tangency of said curve; thence S.79°28'38"W., a distance of 62.92 feet to the point of curvature of a curve to the left having a radius of 133.00 feet and a central angle of 04°57'32"; thence westerly along the arc of said curve, an arc length of 11.51 feet to the point of reverse curvature of a curve to the right having a radius of 309.00 feet and a central angle of 81°41'53"; thence northwesterly along the arc of said curve, a distance of 440.60 feet to the point of reverse curvature of a curve to the left having a radius of 271.00 feet and a central angle of 49°45'11"; thence northwesterly along the arc of said curve, a distance of 235.32 feet to the point of tangency of said curve; thence N.78°27'38"W., a distance of 46.52 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.06°36'57"W., a radial distance of 271.00 feet; thence westerly along the arc of said curve, through a central angle of 21°41'20", an arc length of 102.59 feet to the end of said curve; thence S.66°23'37"W., along a line non-tangent to the last described curve, a distance of 80.42 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.32°08'23"E., a radial distance of 271.00 feet; thence southwesterly along the arc of said curve, through a central angle of 10°26'33", an arc length of 49.39 feet to the end of said curve; thence S.39°34'23"E., along a line non-tangent to the last described curve, a distance of 35.74 feet; thence N.60°04'23"W., a distance of 116.67 feet; thence N.29°55'37"E., a distance of 4.78 feet to the POINT OF BEGINNING.

Said tract contains 75,680 square feet or 1.7374 acres, more or less.

Total Described Area	= 771.1310 Acres +/-
Less: Ponds No. 3	= 5.15 Acres +/-
Less: Parcel 100A	= 4.512 Acres +/-
Less DVA Arena, LLC	= 60.5327 Acres +/-
Less: Ingress-Egress Easement No. 1	= 1.7526 Acres +/-
Less Ingress-Egress Easement No. 2	= 1.7374 Acres +/-
Net Area	= 697.4463 Acres +/-

Together with:

TRACT "A" - DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 4, 5, 6, 7 and 8, Township 35 South, Range 19 East, as

well as Section 32 and 33, Township 34 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

Commence at the southeast corner of the above mentioned Section 5; thence N.00°14'47"E., along the east line of the southeast 1/4 of the southeast 1/4 of said Section 5, a distance of 1,327.41 feet to the northeast corner of said southeast 1/4 of the southeast 1/4 of Section 5 for the POINT OF BEGINNING; thence S.89°06'39"E., a distance of 12.50 feet; thence S.00°14'47"W., a distance of 601.57 feet; thence S.89°44'59"E., a distance of 12.50 feet; thence S.00°14'47"W., a distance of 664.02 feet; thence N.88°45'43"W., a distance of 175.03 feet to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 90°37'36"; thence southwesterly along the arc of said curve, a distance of 79.09 feet, said curve having a chord bearing and distance of S.45°33'33"W., 71.10 feet to the point of tangency of said curve, said point being a point on the northerly right-of-way line of 44th Avenue East, recorded in Official Record Book 2254, Page 4605 of the Public Records of Manatee County, Florida; thence N.89°07'21"W., along said northerly right-of-way line, a distance of 134.84 feet to the point of curvature of a curve to the left, having a radius of 2,952.50 feet and a central angle of 04°44'43"; thence continue along said northerly right-of-way line, westerly along the arc of said curve, a distance of 244.53 feet, said curve having a chord bearing and distance of S.88°30'17"W., 244.46 feet to the southeast corner of the Lift Station Site, recorded in Official Record Book 2254, Page 4605 of said Public Records; the following three (3) calls are along the boundary of said Lift Station Site; (1) thence N.06°30'49"W., a distance of 216.21 feet; (2) thence S.83°29'26"W., a distance of 267.67 feet; (3) thence S.06°30'49"E., a distance of 216.01 feet to a point on the aforementioned northerly right-of-way line of 44th Avenue East, said point be the point on a curvature of a non-tangent curve to the left, having a radius of 2952.50 feet and a central angle of 01°33'18"; thence southwesterly along the arc of said curve and the northerly right-of-way line of 44th Avenue East, a distance of 80.13 feet, said curve having a chord bearing and distance of S.80°09'31"W, 80.12 feet to the southeast corner of premises described in Official Record Book 2120, Page 5551 of said Public Records; the following eight (8) calls are along the boundary of said premises described in Official Record Book 2120, Page 5551; (1) thence N.06°30'49"W., a distance of 359.22 feet; (2) thence N.73°58'08"E., a distance of 50.00 feet; (3) thence N.18°19'08"W., a distance of 349.30 feet; (4) thence N.00°15'03"E., a distance of 600.00 feet; (5) thence N.89°44'57"W., a distance of 1,003.64 feet; (6) thence S.69°26'29"W., a distance of 748.93 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,345.00 feet and a central angle of 05°26'29"; (7) thence southerly along the arc of said curve, a distance of 222.71 feet, said curve having a chord bearing and distance of S.21°06'59"E., 222.63 feet, to the point of tangency of said curve; (8) thence S.23°50'14"E., a distance of 1,355.79 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 89°28'58", said point being a point on the northerly line of premises described in Official Record Book 2242, Page 3289 of said Public Records; thence easterly along the arc of said curve and along said northerly line, a distance of 78.09 feet to the northerly line of 44th Avenue East as described in Official Record Book 2254, Page 4605 of said Public Records, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,779.00 feet and a central angle of 04°09'56"; the following eight (8) calls are along said northerly line of 44th Avenue

East; (1) thence westerly along the arc of said curve, a distance of 202.04 feet, said curve having a chord bearing and distance of S.68°45'46"W., 202.00 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 39°03'55"; (2) thence southwesterly along the arc of said curve, a distance of 34.09 feet, said curve having a chord bearing and distance of S.51°57'45"W., 33.43 feet, to the point of compound curvature of a curve to the right having a radius of 2,790.00 feet and a central angle of 31°01'58"; (3) thence westerly along the arc of said curve, a distance of 1,511.14 feet to the point of reverse curvature of a curve to the left having a radius of 2,940.00 feet and a central angle of 13°12'59"; (4) thence westerly along the arc of said curve, a distance of 678.17 feet to the end of said curve; (5) thence N.00°41'18"W., along a line radial with the previously described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,952.50 feet and a central angle of 14°53'05"; (6) thence westerly along the arc of said curve, a distance of 767.02 feet, said curve having a chord bearing and distance of S.81°52'10"W., 764.87 feet, to the point of tangency of said curve; (7) thence S.74°25'37"W., a distance of 92.58 feet to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 82°23'45"; (8) thence northwesterly along the arc of said curve, a distance of 71.90 feet, said curve having a chord bearing and distance of N.64°22'30"W., 65.86 feet, to a point on the easterly right-of-way line of Lakewood Ranch Boulevard, as recorded in Official Record Book 1429, Page 3703, of said Public Records, said point being the point of compound curvature of a curve to the right having a radius of 1,440.00 feet and a central angle of 40°25'52"; the following three (3) calls are along said easterly right-of-way line of Lakewood Ranch Boulevard; (1) thence northerly along the arc of said curve, a distance of 1,016.14 feet to the point of tangency of said curve; (2) thence N.17°15'14"E., a distance of 1,423.28 feet to the point of curvature of a curve to the left, having a radius of 2,060.00 feet and a central angle of 11°47'45"; (3) thence northerly along the arc of said curve, a distance of 424.10 feet to the end of said curve, said point being a point on the southerly line of Lakewood Ranch Commerce Park, as described in Manatee County Ordinance PDMU-06-80(G)(R); the following twelve (12) calls are along the southerly and easterly lines of said Lakewood Ranch Commerce Park; (1) thence N.61°02'42"E., along a line non-tangent with the previously described curve, a distance of 2,088.67 feet; (2) thence N.14°17'16"W., a distance of 840.19 feet; (3) thence N.20°19'58"W., a distance of 1,184.94 feet; (4) thence N.16°21'47"W., a distance of 320.17 feet to a point on the north line of said Section 5; (5) thence continue N.16°21'47"W., a distance of 679.83 feet; (6) thence N.28°41'33"W., a distance of 600.00 feet; (7) thence N.10°04'31"W., a distance of 274.45 feet; (8) thence N.20°42'52"W., a distance of 1,101.03 feet; (9) thence N.27°29'58"E., a distance of 330.00 feet; (10) thence N.00°36'37"E., a distance of 272.82 feet; (11) thence N.70°02'17"E., a distance of 77.35 feet; (12) thence S.89°23'24"E., a distance of 247.79 feet to a point on the westerly line of premises described in Official Record Book 2101, Page 1228 of said Public Records; the following eight (8) calls are along the westerly, southerly and easterly lines of said premises described in Official Record Book 2101, Page 1228; (1) thence S.01°15'44"E., a distance of 204.78 feet; (2) thence S.57°24'16"E., a distance of 266.11 feet; (3) thence S.22°14'47"E., a distance of 91.66 feet; (4) thence S.00°00'00"E., a distance of 54.55 feet; (5) thence S.89°10'48"E., a distance of 120.89 feet; (6) thence N.00°42'03"E., a distance of 484.97 feet; (7) thence N.89°23'27"W., a distance of 330.29 feet; (8) thence N.01°15'44"W., a distance of 218.18

feet to a point on the southerly right-of-way line of State Road 64; the following two (2) calls are along the southerly right-of-way line of said State Road 64; (1) thence S.87°45'55"E., a distance of 399.62 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,679.61 feet and a central angle of 06°28'34"; (2) thence easterly along the arc of said curve, a distance of 641.96 feet, said curve having a chord bearing and distance of S.84°31'39"E., 641.62 feet, to the easterly most corner of Parcel 102, as described in Official Record Book 2101, Page 1228 of said Public Records; the following five (5) calls are along the southerly line of said Parcel 102; (1) thence S.08°42'38"W., along a line non-tangent with the previously described curve, a distance of 21.02 feet; (2) thence S.78°52'20"E., a distance of 14.99 feet; (3) thence S.33°22'39"E., a distance of 40.84 feet; (4) thence S.78°22'39"E., a distance of 811.85 feet to the point of curvature of a curve to the left having a radius of 5,114.77 feet and a central angle of 05°23'26"; (5) thence easterly along the arc of said curve, a distance of 481.22 feet to the northwest corner of Eagle Trace, Phase 1, record in Plat Book 56, Page 61 of said Public Records; the following seven (7) calls are along the westerly line of said plat; (1) thence S.00°39'08"W., along a line non-tangent with the previously described curve, a distance of 633.70 feet; (2) thence N.89°34'13"W., a distance of 756.96 feet; (3) thence S.00°41'24"W., a distance of 466.91 feet; (4) thence N.89°35'35"W., a distance of 176.03 feet; (5) thence S.00°39'20"W., a distance of 299.62 feet; (6) thence S.89°36'13"E., a distance of 1,033.72 feet; (7) thence S.00°46'58"W., a distance of 819.55 feet to a point on the south line of premises described in Official Record Book 1407, Page 3313 of said Public Records; thence S.89°27'53"E., along said southerly line, a distance of 1,267.02 feet; thence S.00°58'06"W., a distance of 12.70 feet; thence S.89°27'53"E., a distance of 1,397.64 feet to a point on the east line of west 1/2 of southwest 1/4 of the above mentioned Section 33; thence S.00°30'22"W., along said east line, a distance of 711.39 feet to a point on the south line of said Section 33; thence N.89°09'43"W., along said south line, a distance of 916.33 feet to the northeast corner of said Section 5; thence S.00°15'47"W., along the east line of the northeast 1/4 of said Section 5, a distance of 2,604.52 feet to a point on the westerly extension of the southerly line of premises described in Official Record Book 2504, Page 3613 of said Public Records; thence N.89°44'25"W., along said westerly extension, a distance of 257.36 feet to the easterly right-of-way line of White Eagle Boulevard (proposed 150-foot wide), said point being a point on a curve to the left, having a radius of 2,790.00 feet and a central angle of 01°13'29"; the following three (3) calls are along said easterly right-of-way line (1) thence southerly along the arc of said curve, a distance of 59.64 feet, said curve having a chord bearing and distance of S.22°45'44"E. 59.64 feet to the point of reverse curvature of a curve to the right having a radius of 2,940.00 feet and a central angle of 23°37'14"; (2) thence southerly along the arc of said curve, a distance of 1,212.05 feet, said curve having a chord bearing and distance of S.11°33'51"E. 1,203.48 feet to the point of tangency of said curve; (3) thence S.00°14'47"W. a distance of 148.24 feet to the POINT OF BEGINNING.

Said tract containing 31,348,868 square feet or 719.6710 acres, more or less.

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

A tract of land lying in Section 33, Township 34 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

Commence at the southeast corner of Section 5, Township 35 South, Range 19 East in Manatee County, Florida; thence N.00°14'47"E., along the east line of the southeast 1/4 of said Section 5, a distance of 2,643.82 feet to the northeast corner of said southeast 1/4 of said Section 5; thence N.00°15'47"E., along the east line of the northeast 1/4 of said Section 5, a distance of 2657.92 feet to the northeast corner of said Section 5, said point also being a point on the southerly line of Section 33, Township 34 South, Range 19 East; thence S.89°09'43"E., along said south line of the above mentioned Section 33, a distance of 916.33 feet to the southeast corner of the southwest 1/4 of the southwest 1/4 of said Section 33; thence N.00°30'22"E., along the east line of the west 1/2 of the southwest 1/4 of said Section 33, a distance of 1,610.44 feet to a point on the northerly right-of-way line of White Eagle Boulevard (Proposed 150-foot Wide), for the POINT OF BEGINNING, said point being a point on a curve to the left, having a radius of 1030.00 feet and a central angle of 01°13'13"; thence southwesterly along the arc of said curve and the northerly right-of-way line of White Eagle Boulevard, a distance of 21.94 feet, said curve having a chord bearing and distance of S.65°35'06"W., 21.94 feet to the westerly maintained right-of-way line of Pope Road, recorded in Road Plat Book 8, Page 138, of the Public Records of Manatee County, Florida; the following two (2) calls are along said westerly line; (1) thence N.00°47'19"E., a distance of 498.89 feet; (2) thence N.00°33'54"E., a distance of 222.05 feet to the north line of a Boundary Line Agreement, recorded in Official Record Book 1407, Page 3304 of said Public Records; thence N.89°19'56"W., along said north line, a distance of 1,305.18 feet to the west line of said Boundary Line Agreement; thence N.00°42'36"E., along said west line, a distance of 595.51 feet to the south right-of-way line of State Road 64 (variable width public right-of-way); the following two (2) calls are along said south right-of-way line; (1) thence S.89°38'16"E., a distance of 1,764.54 feet to the point of curvature of a curve to the right having a radius of 2,706.79 feet and a central angle of 32°23'53"; (2) thence easterly along the arc of said curve, a distance of 1,530.56 feet to the end of said curve; thence S.35°39'02"W., along a line non-tangent with the previously described curve, a distance of 214.97 feet; thence S.54°03'45"E., a distance of 300.00 feet; thence N.35°39'02"E., a distance of 199.94 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,691.79 feet and a central angle of 09°46'00" also, being a point on said south right-of-way line of State Road 64; the following three (3) calls are along said south right-of-way line; (1) thence southeasterly along the arc of said curve, a distance of 458.84 feet, said curve having a chord bearing and distance of S.45°59'00"E., 458.29 feet, to the end of said curve; (2) thence N.48°54'00"E., along a line non-tangent with the previously described curve, a distance of 15.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 2706.79 feet and a central angle of 00°35'58"; (3) thence easterly along the arc of said curve a distance of 28.32 feet, said curve having a chord bearing and distance of S.40°48'01"E., 28.32 feet to a point on the south right-of-way line of White Eagle Boulevard (proposed variable width); the following five (5) calls are along said south right-of-way line of White Eagle Boulevard; (1)

thence S.49°29'58"W., a distance of 16.48 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 89°16'21"; (2) thence westerly along the arc of said curve, a distance of 77.91 feet, said curve having a chord bearing and distance of N.85°08'23"W., 70.26 feet, to the point of tangency of said curve; (3) thence S.50°13'27"W., a distance of 360.28 feet to the point of curvature of a non-tangent curve to the right, having a radius of 962.52 feet and a central angle of 10°53'12"; 4) thence southwesterly along the arc of said curve, a distance of 182.89 feet, said curve having a chord bearing and distance of S.57°31'41"W., 182.61 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1042.00 feet and a central angle of 11°12'32"; 5) thence southwesterly along the arc of said curve, a distance of 203.85 feet, said curve having a chord bearing and distance of S.67°56'46"W., 203.53 feet to the easterly line of Serenity Creek, recorded in Official Record Book 2434, Page 7332 of said Public Records; thence N.16°24'22"W., along said easterly line, a distance of 21.85 feet to the northerly line of said Serenity Creek, said point being the point of curvature of a non-tangent curve to the right, having a radius of 1,020.00 feet and a central angle of 17°10'41"; the following two (2) calls are along said northerly line; (1) thence westerly along the arc of said curve, a distance of 305.81 feet, said curve having a chord bearing and distance of S.82°10'59"W., 304.67 feet, to the point of tangency of said curve; (2) thence N.89°13'40"W., a distance of 863.00 feet to the easterly line of a Warranty Deed to Manatee County, recorded in Official Record Book 2485, Page 7322 of said Public Records; thence N.00°09'50"E., along said easterly line, a distance of 130.01 feet to the northerly line of said Warranty Deed to Manatee County; the following two (2) calls are along said northerly line; (1) thence N.89°13'40"W., a distance of 194.98 feet to the point of curvature of a curve to the left, having a radius of 1,020.00 feet and a central angle of 26°16'21"; (2) thence westerly along the arc of said curve, a distance of 414.30 feet, said curve having a chord bearing and distance of S.79°08'10"W., 411.46 feet, to the end of said curve; thence N.00°41'14"E., along the northerly extension of the westerly line of said Warranty Deed, a distance of 11.75 feet to a point on the above mentioned north right-of-way line of White Eagle Boulevard (Proposed 150-foot Wide), said point being a point of curvature of a non-tangent curve to the left, having a radius of 1030.00 feet and a central angle of 01°32'05"; thence southwesterly along the arc of said curve and said northerly right-of-way line, a distance of 27.59 feet, said curve having a chord bearing and distance of S.66°57'45"W., 27.59 feet to the POINT OF BEGINNING.

Said tract containing 3,330,566 square feet or 76.4593 acres, more or less.

Together with:

DESCRIPTION: LAKEWOOD CENTRE DRI ADDITION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THENCE S00°16'06"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2837.87 FT.; THENCE S89°43'54"E, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 476.45 FT. TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF LAKEWOOD RANCH BOULEVARD, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1429, PAGE 3703, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S83°41'49"W, A DISTANCE OF 2060.00 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF

SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°11'09", A DISTANCE OF 581.94 FT.; THENCE S47°42'13"E, LEAVING SAID EASTERLY RIGHT-OF-WAY, 122.11 FT.; THENCE S54°52'10"E, 49.10 FT.; THENCE S34°41'29"E, 48.60 FT.; THENCE S05°16'22"E, 25.23 FT.; THENCE S56°01'07"E, 79.98 FT.; THENCE N43°24'04"E, 104.69 FT.; THENCE N36°20'09"E, 128.82 FT.; THENCE N39°14'21"E, 70.65 FT.; THENCE N43°26'04"E, 145.30 FT.; THENCE N16°43'16"E, 121.48 FT.; THENCE N41°33'29"E, 59.74 FT.; THENCE N76°37'07"E, 26.33 FT.; THENCE S32°15'53"E, 52.23 FT.; THENCE S60°10'33"E, 161.81 FT.; THENCE N85°12'23"E, A DISTANCE OF 85.84 FT. TO THE P.C. (POINT OF CURVATURE) OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°24'28", A DISTANCE OF 30.58 FT. TO THE P.T. (POINT OF TANGENCY) OF SAID CURVE; THENCE N26°47'55"E, 107.77 FT.; THENCE N45°31'11"E, 45.65 FT.; THENCE N11°13'39"E, 108.99 FT.; N19°07'26"W, 57.16 FT.; THENCE N47°30'49"E, 58.71 FT.; THENCE N34°54'00"E, 76.62 FT.; THENCE N68°50'28"E, 96.21 FT.; THENCE S33°23'38"E, 86.49 FT.; THENCE S54°18'34"E, 71.32 FT.; THENCE S80°32'36"E, 75.65 FT.; THENCE N76°51'39"E, 88.88 FT.; THENCE N47°54'42"E, 88.03 FT.; THENCE N39°33'13"E, 60.35 FT.; THENCE S31°53'04"E, 96.45 FT.; THENCE S52°59'28"E, 57.98 FT.; THENCE S02°24'25"E, 56.61 FT.; THENCE S10°58'28"E, 112.78 FT.; THENCE S12°31'31"E, 110.75 FT.; THENCE S02°47'01"E, 61.71 FT.; THENCE S02°25'34"E, 147.33 FT.; THENCE S01°37'50"E, A DISTANCE OF 98.19 FT. TO THE P.C. OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FT.; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°05'25", A DISTANCE OF 12.09 FT.; THENCE S59°33'27"W, A DISTANCE OF 1118.04 FT. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF WOOD FERN TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2660, PAGE 1113, SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING 4 (FOUR) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY; RUN (1) S65°45'38"W, A DISTANCE OF 24.46 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 840.00 FT.; (2) THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°45'28", A DISTANCE OF 421.61 FT. TO THE P.T. OF SAID CURVE; (3) THENCE S85°28'54"W, A DISTANCE OF 110.11 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 35.00 FT.; (4) THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°12'56", A DISTANCE OF 53.89 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THENCE S00°16'06"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2279.11 FT.; THENCE S89°43'54"E, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 2168.49 FT. FOR A POINT OF BEGINNING; THENCE N15°35'41"E, 71.13 FT.; THENCE N42°14'40"W, 140.92 FT.; THENCE N02°46'18"E, 93.32 FT.; THENCE N12°50'46"E, 55.07 FT.; THENCE N04°28'32"W, 74.48 FT.; THENCE N00°28'52"W, 15.03 FT.; THENCE S41°56'15"E, 17.45 FT.; THENCE S61°32'58"E, A DISTANCE OF 58.17 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°21'10", A DISTANCE OF 52.02 FT. TO THE P.T. OF SAID CURVE; THENCE N19°05'53"E, A DISTANCE OF 12.50 FT.; THENCE S14°17'16"E, 332.49 FT.; THENCE S59°33'27"W, A DISTANCE OF 147.07 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THENCE S00°16'06"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 3282.47 FT.; THENCE S89°43'54"E, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 479.36 FT. TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF LAKEWOOD RANCH BOULEVARD, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1429, PAGE 3703, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N83°54'45"W, A DISTANCE OF 2060.00 FT.; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 08°17'14", A DISTANCE OF 297.95 FT. TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF WOOD FERN TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2660, PAGE 1113, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE P.R.C. (POINT OF REVERSE CURVATURE) OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°40'53", A DISTANCE OF 53.56 FT. TO THE P.T. OF SAID CURVE; THENCE N85°28'54"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 110.80 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 760.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°17'24", A DISTANCE OF 348.73 FT.; THENCE S59°33'27"W, A DISTANCE OF 573.62 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALL OF THE ABOVE CONTAINING 30.07 ACRES MORE OR LESS.

Together with

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

A tract of land lying in Sections 8, 9, 16 and 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East, also being the Northwest corner of the above mentioned Section 17; thence S.89°34'35"E. along the north line of said Section 17, a distance of 2,500.40 feet; thence S.00°25'25"W., a distance of 1,021.22 feet to the POINT OF BEGINNING; thence N.62°55'06"E., a distance of 1,380.03 feet; thence N.09°55'50"W., a distance of 134.52 feet; thence N.44°37'12"E., a distance of 156.78 feet; thence N.72°32'40"E., a distance of 111.84 feet; thence N.80°31'46"E., a distance of 456.04 feet; thence N.79°58'16"E., a distance of 237.81 feet; thence N.89°29'41"E., a distance of 130.34 feet; thence N.88°39'24"E., a distance of 123.24 feet; thence N.83°51'52"E., a distance of 300.21 feet; thence N.68°29'59"E., a distance of 88.02 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.68°29'59"W., a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of 03°49'53", an arc length of 186.50 feet to the end of said curve; thence S.71°18'14"W., a distance of 33.55 feet to the point of curvature of a curve to the right having a radius of 350.00 feet and a central angle of 35°38'11"; thence westerly along the arc of said curve, an arc length of 217.69 feet to the point of reverse curvature of a curve to the left having a radius of 250.00 feet and a central angle of 21°59'52"; thence westerly along the arc of said curve, a distance of 95.98 feet to the point of tangency of said curve; thence S.84°56'33"W., a distance of 390.73 feet to the point of curvature of a curve to the left having a radius of 250.00 feet and a central angle of 31°14'57"; thence westerly along the arc of said curve, an arc length of 136.35 feet to the point of tangency of said curve; thence S.53°41'36"W., a distance of 357.86 feet to the point of curvature of a curve to the left having a radius of 250.00 feet and a central angle of 15°25'07"; thence southwesterly along the arc of said curve, an arc length of 67.28 feet to the point of reverse curvature of a curve to the right having a radius of 350.00 feet and a central angle of 15°42'00"; thence southwesterly along the arc of said curve, a distance of 95.91 feet to the end of said curve; thence

S.60°04'23"E. along a line non-tangent to the last described curve, a distance of 294.20 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.49°40'08"E., a radial distance of 350.00 feet; thence easterly along the arc of said curve, through a central angle of 114°59'43", an arc length of 702.47 feet to the point of reverse curvature of a curve to the left having a radius of 250.00 feet and a central angle of 84°57'33"; thence southeasterly along the arc of said curve, a distance of 370.70 feet to the point of tangency of said curve; thence N.70°22'02"E., a distance of 283.73 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.74°42'47"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 01°57'06", an arc length of 100.18 feet to the end of said curve; thence S.70°22'02"W. along a line non-tangent to the last described curve, a distance of 277.84 feet to the point of curvature of a curve to the right having a radius of 350.00 feet and a central angle of 84°57'33"; thence northwesterly along the arc of said curve, an arc length of 518.99 feet to the point of reverse curvature of a curve to the left having a radius of 250.00 feet and a central angle of 110°45'16"; thence westerly along the arc of said curve, a distance of 483.26 feet to the end of said curve; thence S.60°04'23"E. along a line non-tangent to the last described curve, a distance of 256.34 feet; thence S.16°53'10"W., a distance of 189.67 feet; thence S.15°34'36"W., a distance of 78.58 feet; thence S.27°58'16"E., a distance of 57.99 feet; thence S.32°04'19"E., a distance of 73.62 feet; thence S.62°23'58"E., a distance of 121.36 feet; thence N.74°55'37"E., a distance of 132.27 feet; thence N.24°57'36"E., a distance of 72.41 feet; thence N.16°10'06"E., a distance of 135.88 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.27°26'35"E., a radial distance of 450.00 feet; thence easterly along the arc of said curve, through a central angle of 30°32'28", an arc length of 239.87 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.68°08'10"E., a radial distance of 3,375.00 feet; thence southeasterly along the arc of said curve, through a central angle of 05°07'25", an arc length of 301.81 feet to the point of tangency of said curve; thence S.26°59'15"E., a distance of 36.06 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.17°10'14"W., a radial distance of 1,723.00 feet; thence westerly along the arc of said curve, through a central angle of 11°12'26", an arc length of 337.02 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.29°20'13"W., a radial distance of 235.00 feet; thence southeasterly along the arc of said curve, through a central angle of 52°46'33", an arc length of 216.46 feet to the point of tangency of said curve; thence S.07°53'14"E., a distance of 33.53 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.08°55'09"W., a radial distance of 1,943.00 feet; thence easterly along the arc of said curve, through a central angle of 18°04'06", an arc length of 612.73 feet to the point of tangency of said curve; thence N.63°00'45"E., a distance of 90.22 feet; thence S.26°59'15"E., a distance of 25.00 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 southerly along the arc of said curve, an arc length of 78.54 feet to the point of tangency of said curve; thence S.63°00'45"W., a distance of 89.00 feet to the point of curvature of a curve to the right having a radius of 2,018.00 feet and a central angle of 03°41'35"; thence southwesterly along the arc of said curve, an arc length of 130.08 feet to the end of said curve; thence S.79°51'15"W. along a line non-tangent to the last described curve, a distance of 51.06 feet to the point of curvature of a non-tangent curve to the right,

of which the radius point lies N.21°52'29"W., a radial distance of 2,007.00 feet; thence westerly along the arc of said curve, through a central angle of 13°40'16", an arc length of 478.88 feet to the end of said curve; thence N.07°53'14"W. along a line non-tangent to the last described curve, a distance of 113.78 feet to the point of curvature of a curve to the left having a radius of 165.00 feet and a central angle of 52°11'10"; thence northwesterly along the arc of said curve, an arc length of 150.28 feet to the point of tangency of said curve; thence N.60°04'23"W., a distance of 257.65 feet; thence S.29°55'37"W., a distance of 235.00 feet; thence S.60°04'23"E., a distance of 86.00 feet; thence S.02°08'00"E., a distance of 146.94 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.01°05'02"E., a radial distance of 2,148.00 feet; thence westerly along the arc of said curve, through a central angle of 05°56'34", an arc length of 222.79 feet to the end of said curve; thence N.60°04'23"W. along a line non-tangent to the last described curve, a distance of 367.31 feet; thence S.70°09'10"W., a distance of 233.45 feet; thence S.21°49'37"E., a distance of 216.06 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.19°29'25"E., a radial distance of 2,159.00 feet; thence westerly along the arc of said curve, through a central angle of 02°20'10", an arc length of 88.02 feet to the end of said curve; thence N.21°49'37"W. along a line non-tangent to the last described curve, a distance of 217.30 feet; thence S.70°09'10"W., a distance of 306.69 feet; thence S.19°50'50"E., a distance of 117.16 feet to the point of curvature of a curve to the left having a radius of 465.00 feet and a central angle of 12°00'42"; thence southeasterly along the arc of said curve, an arc length of 97.48 feet to the point of tangency of said curve; thence S.31°51'33"E., a distance of 45.90 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.29°44'23"E., a radial distance of 2,148.00 feet; thence southwesterly along the arc of said curve, through a central angle of 13°08'58", an arc length of 492.97 feet to the end of said curve; thence N.44°02'21"W. along a line radial to the last described curve, a distance of 341.96 feet; thence N.20°45'27"E., a distance of 105.79 feet; thence N.41°36'11"E., a distance of 115.06 feet; thence N.00°58'17"E., a distance of 160.48 feet; thence N.01°36'50"W., a distance of 131.72 feet; thence N.60°24'16"W., a distance of 241.54 feet; thence N.38°14'11"W., a distance of 637.46 feet to the POINT OF BEGINNING.

Said tract contains 3,029,404 square feet or 69.5455 acres, more or less.

TOTAL ACREAGE: 1593.23 ± ACRES

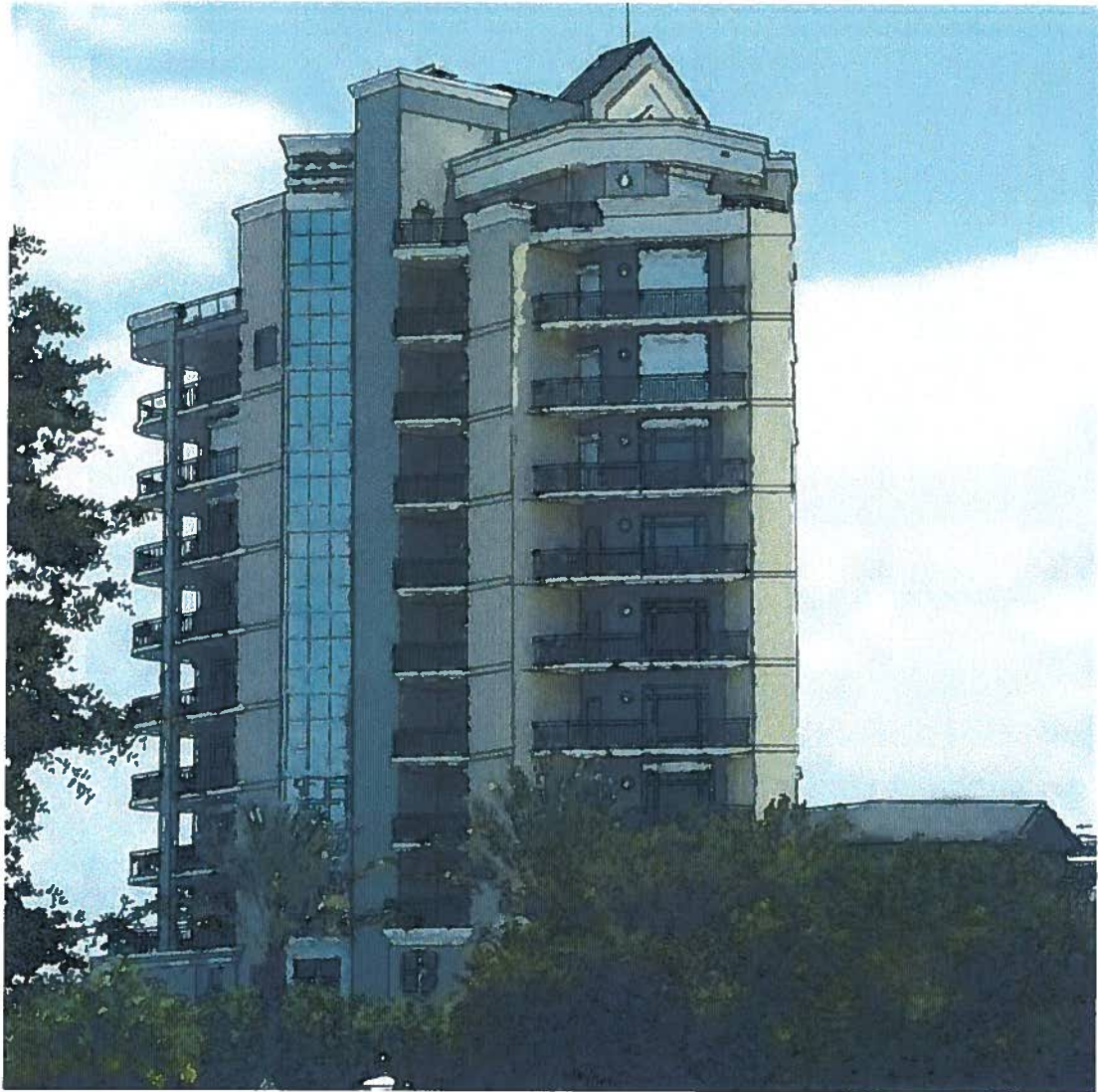


Exhibit “3”



Exhibit “3”



Exhibit “3”



Exhibit “3”

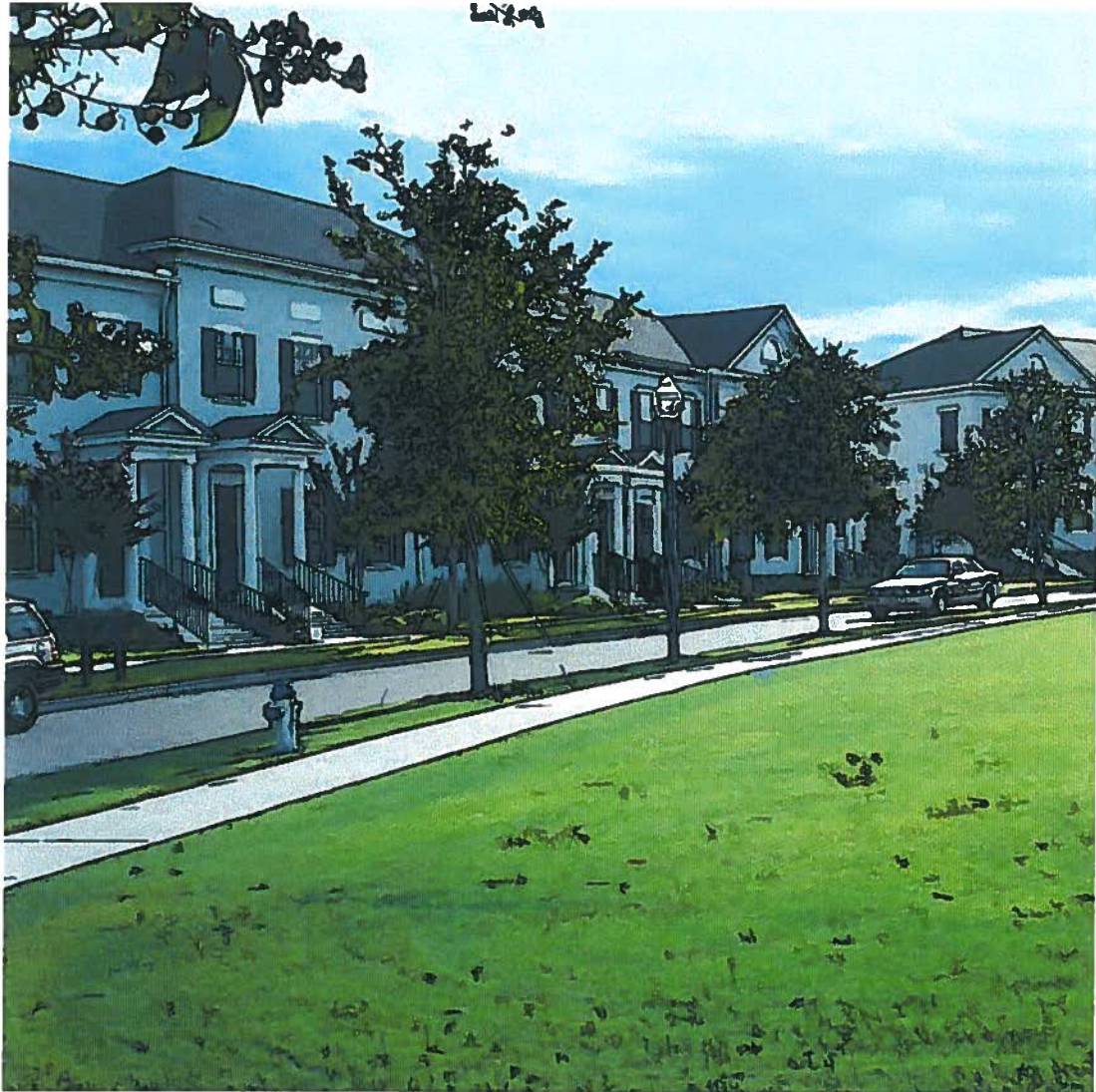


Exhibit "3"



Exhibit “3”



Exhibit "3"



Exhibit "3"



Exhibit “3”



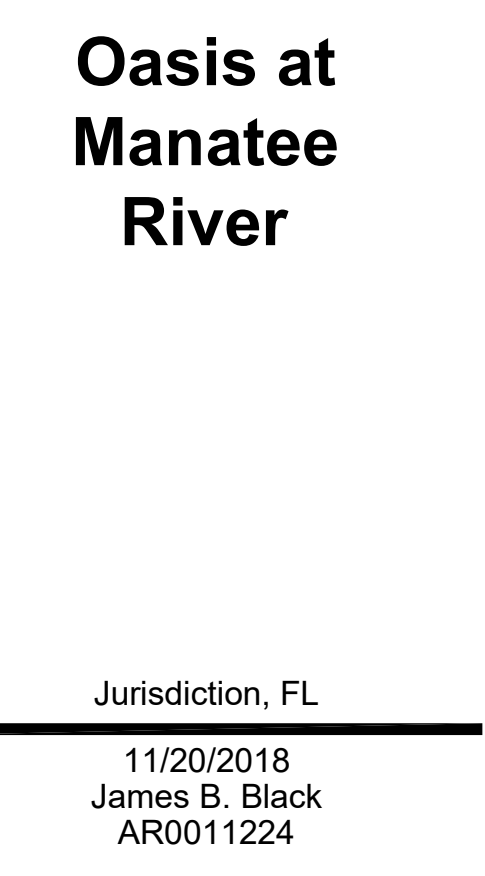
Exhibit "3"

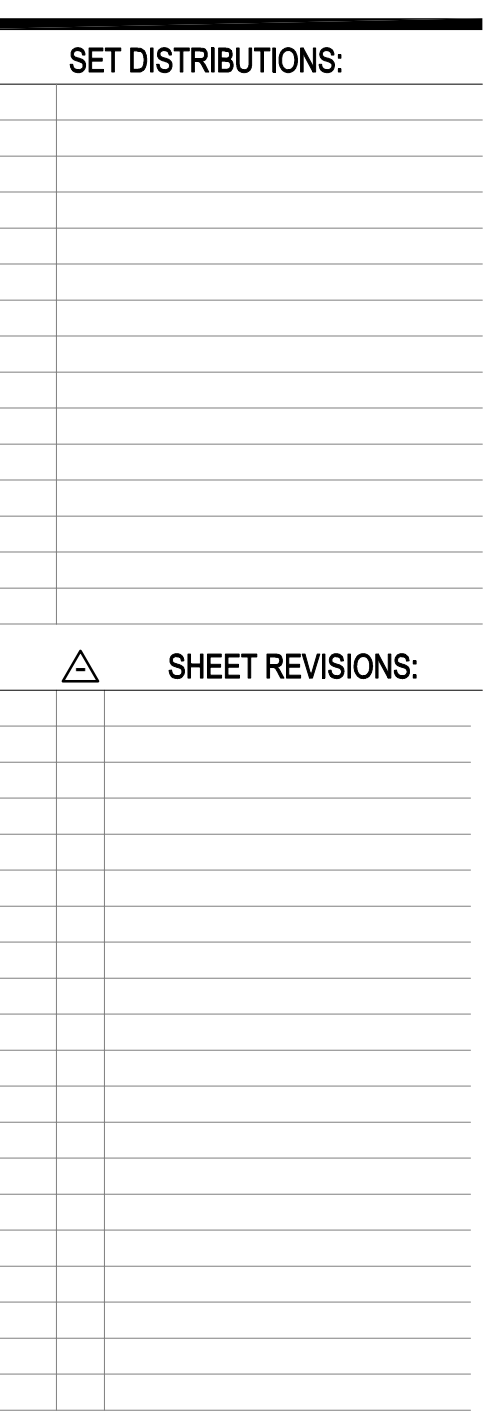
FORUM

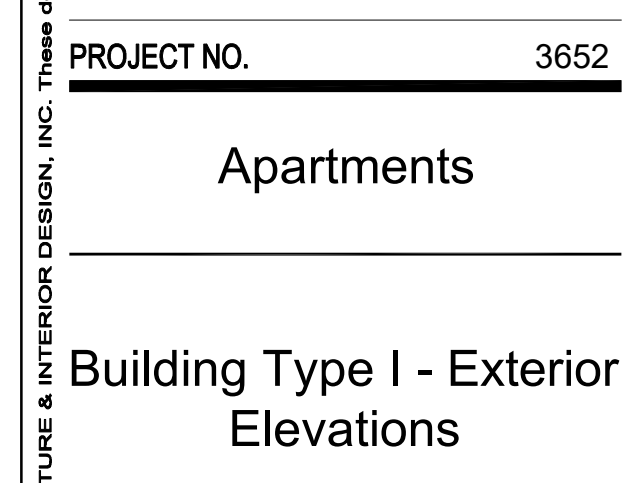
ARCHITECTURE &
INTERIOR DESIGN, INC.

327 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
407.830.1400
AA0002731

www.forumarchitecture.com



$$3/32'' = 1'-0''$$


$$3/32'' = 1'-0''$$


$$3/32'' = 1'-0''$$

Oasis at
Manatee
River

Jurisdiction, FL
11/20/2018
James B. Black
AR0011224

SET DISTRIBUTIONS:

SHEET REVISIONS:

PROJECT NO. 3652

Apartments

Building Type III -
Exterior Elevations

A6.31

Exhibit "4"



4 Building Type III - Rear Elevation

3/32" = 1'-0"



3 Building Type III - Right Elevation

3/32" = 1'-0"



2 Building Type III - Left Elevation

3/32" = 1'-0"



1 Building Type III - Front Elevation

3/32" = 1'-0"

Oasis at
Manatee
River

Jurisdiction, FL
11/20/2018
James B. Black
AR0011224

SET DISTRIBUTIONS:

SHEET REVISIONS:

PROJECT NO. 3652

Apartments

Building Type IV -
Exterior Elevations

A5.41

Exhibit "4"



4 Building Type IV - Rear Elevation

3/32" = 1'-0"



3 Building Type IV - Left Elevation

3/32" = 1'-0"



2 Building Type IV - Right Elevation

3/32" = 1'-0"



1 Building Type IV - Front Elevation

3/32" = 1'-0"

Exhibit "4"



4 Building Type V - Rear Elevation

3/32" = 1'-0"



3 Building Type V - Left Side Elevation

3/32" = 1'-0"



2 Building Type V - Right Side Elevation

3/32" = 1'-0"



1 Building Type V - Front Elevation

3/32" = 1'-0"

Scale: 1 = 128

Oasis at
Manatee
River

Jurisdiction, FL
11/20/2018
James B. Black
AR0011224

SET DISTRIBUTIONS:

SHEET REVISIONS:

PROJECT NO. 3652

Building Type V

Exterior Elevations

A6.51



4 Building Type VI - Rear Elevation

3/32" = 1'-0"



3 Building Type VI - Left Side Elevation

3/32" = 1'-0"



2 Building Type VI - Right Side Elevation

3/32" = 1'-0"



1 Building Type VI - Front Elevation

3/32" = 1'-0"

**Oasis at
Manatee
River**

Jurisdiction, FL

11/20/2018
James B. Black
AR0011224

SET DISTRIBUTIONS:

△ SHEET REVISIONS:

PROJECT NO. 3652

Building Type VI

Exterior Elevations

A6.61



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 9, 2020

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

Attention: Quantana Acevedo

Dear Ms. Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your revised electronic copy of Manatee County Ordinance PDMU-06-30(G)(R6), which was filed in this office on June 9, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb