MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: _____ **File Number:** _____

File Name: _____

This application shall be used for all land development rezone or comprehensive plan amendment request. Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: Lake View Estates At The Lake Club, Lucerne Loop Replat, a Replat of Lots 52 through 68

TYPE OF APPROVAL DESIRED: Final Record Plat

LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDMU-92-01(P)(R)/17-S-19(P)/FSP-16-05(R)(MEPS-528)

A. Property Information

1. Legal Description: See attached Exhibit "A"
2. D. P. Number(s): 588800559
3. Section: 34 Township: 35 South Range: 19 East
4. Subdivision Name (if Platted): Lake View Estates At The Lake Club, Lucerne Loop Replat, a Replat of Lots 52 through 68
5. Lot: N/A 6. Block: N/A
7. Address or Location of Property (See Address Coordinator, if physical address is needed):

   East of Lorraine Road and North of University Parkway
8. Present Zoning Classification: Planned Development Mixed (PDMU/WP-E/ST)
9. (If Rezone) Proposed Zoning Classification: N/A
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: RES-1
12. Flood Zone Category: Zone X Map/Panel Numbers: 12081C0345E
13. Property Size (to the nearest tenth of acre or sq. ft.: 14.1 acres
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
    a. North: Vacant - PDMU
    b. South: Vacant - PDMU
    c. East: Vacant - PDMU
    d. West: Vacant - PDMU
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):

    17 Lot Single Family Detached Subdivision

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: SD TLC HOLDINGS, LLC
   Address: 2639 Proffesional Circle, Suite 101, Naples, FL
   Zip: 34119 Telephone: (239) 449-5225 Fax: _____
   Email Address: cjohnson@stockdevelopment.com

2. Name of Property Owner: _____
   Address: _____
   Zip: _____ Telephone: _____ Fax: _____
   Email Address: _____

3. Name of Agent: Robert W. Coleman, PSM, Project Manager, Stantec Consulting Services
   Address: 6900 Professional Parkway East, Sarasota, Florida
   Zip: 34240 Telephone: 941-907-6900 Fax: 941-907-6910
   Email Address: bob.coleman@stantec.com

4. Name of Engineer: Keith Litzell, P.E., Project Manager, Stantec Consulting Services
   Address: 6900 Professional Parkway East, Sarasota, Florida
   Zip: 34240 Telephone: 941-907-6900 Fax: 941-907-6910
   Email Address: Keith.Litzell@stantec.com

5. Name of Architect: _____
   Address: _____
   Zip: _____ Telephone: _____ Fax: _____
   Email Address: _____

6. Name of Landscape Architect: Scott Buttari, ASLA, Senior Associate, Stantec Consulting Services
   Address: 6900 Professional Parkway East, Sarasota, Florida
   Zip: 34240 Telephone: 941-907-6900 Fax: 941-907-6910
   Email Address: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

(Signature of Property Owner or Agent)

Additional Information

CONTACT:

Building & Development Services Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871
Fax Number: (941) 708-6152
http://www.mymanatee.org

EXHIBIT "A"

LAKE VIEW ESTATES AT THE LAKE CLUB, LUCERNE LOOP

A tract of land containing all of Lots 52 through 68, inclusive, Tract 404 and Tract D502, Lake View Estates at The Lake Club, as recorded in Plat Book 62, Page 171, in the Public Records of Manatee County, Florida and lying in Section 34, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of said Lot 52, also being a point on the southerly right-of-way line of Como Circle (Tract 300, a 50.00-foot-wide Private Roadway, Drainage and Utility Easement, and Public Utility Easement); thence N.88°11'08"E., along said southerly right-of-way line, a distance of 178.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00", also being a point on the westerly right-of-way line of Lucerne Loop (Tract 300, a 50.00-foot-wide Private Roadway, Drainage and Utility Easement, and Public Utility Easement); thence along the westerly, northerly and easterly right-of-way lines of said Lucerne Loop for the following thirteen (13) calls: (1) thence southeasterly along the arc of said curve, a distance of 39.27 feet to the point of tangency of said curve; (2) thence S.01°48'52"E., a distance of 35.05 feet to the point of curvature of a curve to the left having a radius of 550.00 feet and a central angle of 15°49'08"; (3) thence southerly along the arc of said curve, a distance of 151.85 feet to the point of tangency of said curve; (4) thence S.17°38'00"E., a distance of 356.30 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of 90°00'00"; (5) thence southwesterly along the arc of said curve, a distance of 471.24 feet to the point of tangency of said curve; (6) thence S.72°22'00"W., a distance of 130.60 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of 90°00'00"; (7) thence northwesterly along the arc of said curve, a distance of 471.24 feet to the point of tangency of said curve; (8) thence N.17°38'00"W., a distance of 37.55 feet to the point of curvature of a curve to the right having a radius of 500.00 feet and a central angle of 17°38'00"; (9) thence northerly along the arc of said curve, a distance of 153.88 feet to the point of tangency of said curve; (10) thence N.00°00'00"E., a distance of 514.82 feet to the point of curvature of a curve to the right having a radius of 100.00 feet and a central angle of 26°55'30"; (11) thence northerly along the arc of said curve, a distance of 46.99 feet to the point of tangency of said curve; (12) thence N.26°55'30"E., a distance of 2.75 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 78°27'47"; (13) thence northeasterly along the arc of said curve, a distance of 34.24 feet to the point of reverse curvature of a curve to the left having a radius of 225.00 feet and a central angle of 17°12'09", said point also being a point on the abovementioned southerly right-of-way line of Como Circle; thence along said southerly right-of-way line for the following two (2) calls: (1) thence easterly along the arc of said curve, a distance of 67.55 feet to the point of tangency of said curve; (2) thence N.88°11'08"E., a distance of 285.14 feet to the POINT OF BEGINNING.

MANATEE COUNTY PLANNING DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) *(print)*: SD TLC Holdings, LLC

Mailing Address *(print)*: 2639 Professional Circle, Suite 101, Naples, FL 34119

Officer's Name and Title *(print)*:

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See attached Exhibit "A"

2. That this property constitutes the property for which a request for Final Record Plat

(Type of Application Approval Requested)

Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Robert W. Coleman, PSM Stantec Consulting Services Inc. as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

Brian Stark / Manager

Owner's Signature/Print Title

/

Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF **MANATEE**

The foregoing instrument was acknowledged before me this 9th Day of March 2018 **by**
(date)

Brian Stark **who is personally known to me or who**
(name of person acknowledging)

has produced _____ **as identification.**
(type of identification)

My Commission Expires:

JUDITH M SEALE
Notary Public - State of Florida
Commission # GG 027265
My Comm. Expires Sep 28, 2020
Bonded through National Notary Assn.

Judith M Seale
Signature of Person Taking Acknowledgment

Judith M SEALE
Name

Title or Rank

Rev 2/8/10 B2

EXHIBIT "A"

LAKE VIEW ESTATES AT THE LAKE CLUB, LUCERNE LOOP

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Form No. 8402

TITLE CERTIFICATION

SUBDIVISION NAME: Lake View Estates at The Lake Club, Lucerne Loop

LEGAL DESCRIPTION: *(Attach as Exhibit "A")*

I, Charles A. B. Thomson, Esq., the (*Attorney-at-Law or Abstractor of Title Insurance Company*) hereby confirm that apparent record title to the land described above and shown on the proposed plat of Lake View Estates at The Lake Club, Lucerne Loop (*Subdivision Name*) is in the name of SD TLC Holdings, LLC, a Florida limited liability company (*Property Owner*) the (person(s) (or organization) executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

MORTGAGEES:	OFFICIAL RECORD BOOK AND PAGE (S):
See Exhibit "B", attached hereto.	See Exhibit "B", attached hereto.
LIENS:	
See Exhibit "C", attached hereto.	See Exhibit "C", attached hereto.

WITNESS my hand and official seal at Manatee County, Florida, this 21st day of March, 2018.

Signature _____
(Attorney or Abstractor)

Charles A. B. Thomson, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail N., Suite 300
Naples, Florida 34103

(Type Name, Title, Law Firm or Title Insurance Company and Address)

FL. Bar No. *or* FL Certificate No. 93104

EXHIBIT "A" TO TITLE CERTIFICATION

Legal Description

A tract of land containing all of Lots 52 through 68, inclusive, Tract 404 and Tract D502, Lake View Estates at The Lake Club, as recorded in Plat Book 62, Page 171, in the Public Records of Manatee County, Florida and lying in Section 34, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

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EXHIBIT "B" TO TITLE CERTIFICATION

Mortgagee(s): Regions Bank, an Alabama banking corporation

Recording Information: Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing, from SD TLC Holdings, LLC, a Florida limited liability company, to Regions Bank, an Alabama banking corporation, dated June 2, 2017, and recorded June 5, 2017, in Official Records Book 2677, Page 3183, of the Public Records of Manatee County, Florida.

EXHIBIT "C" TO TITLE CERTIFICATION

1. Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing, from SD TLC Holdings, LLC, a Florida limited liability company, to Regions Bank, an Alabama banking corporation, dated June 2, 2017, and recorded June 5, 2017, in Official Records Book 2677, Page 3183, of the Public Records of Manatee County, Florida.

2. Real estate taxes and assessments for the year 2018.

3. Non-ad valorem special assessments levied by the Lakewood Ranch Stewardship District in accordance with Chapters 170 and 197, Florida Statutes, as set forth in, *inter alia*, that certain Lakewood Ranch Stewardship District Notice of Lien of Special Assessments for Lakewood Ranch Stewardship Special Assessment Revenue Refunding Bond, Series 2017 (Lake Club Project), recorded in Official Records Book 2694, Page 5585, Public Records of Manatee County, Florida.

NOTE: The information above is based solely upon review of that certain Property Information Report issued by Chicago Title Ins. Co. with an effective through March 6, 2018 at 8:00 A.M. (Order No. 6868751).

"CONCURRENCY" CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE
Public Works Department
Manatee County, Florida

Public facilities must serve land development adequately according to adopted level-of-service standards. This certificate verifies adequacy or exemption and will reserve impacts unless expired. It offers no other assurance, does not approve any development order and does not grant any development rights. It applies only to the identified proposed project and must accompany development order(s) for the project.

Date Issued: 11/03/2004 **Expiration Date:** NOVEMBER 30, 2024**

CERTIFICATE NUMBER: CLOS-04-116 MASTER CLOS

Project Name: UNIVERSITY LAKES DRI#22

Project File No.: ORDINANCE 07-72/PDMU-92-01(Z)(G)(R12)

Type of Development Order: PLANNED DEVELOPMENT MIXED USE

Location: Sec. 36 Twp. 35 S Range 18 E

DP# SEE LEGAL IN DEVELOPMENT ORDER **Land Acres** SEE DO

ADDRESS UNIVERSITY PKWY **WATER TREATMENT PLANT** SE

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE? YES XX **NO**

Per compliance with the stipulations and requirements contained in PDMU-92-01(Z)(G)(R12), PDMU-92-01(Z)(G)(R13) and DRI #22 (Ordinance 07-72)

Must comply with the transportation requirements per the concurrency review contained in the above documents, including but not limited to section A(1-19) of PDMU-92-01(Z)(G)(R12).

APPROVAL:

This development complies with the Comprehensive Plan Concurrency requirements:

Approved by: Public Works Dept, Transportation Planning Division
Phases 1 – 4
Revised 12/6/2011 to include 4 year extension granted with HB 7207 request
Revised 02/24/2012 to include 326 day extension granted with F.S. 252.363 request (EO's 11-128, 11-172 & 11-202)
Revised 1/18/2013 to include one year and 121 day extension granted with F.S. 252.363 request (Debby – EO's 12-140, 12-192, and 12-217; Isaac – EO 12-199)
Revised 2/12/2016 to include 60 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Erika – EO 15-173)
Revised 10/17/2016 to include 60 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Colin – EO 16-136)
****Revised 12/30/2016 to include 60 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Hermine – EO 16-205 & 16-206)**

Southwest Florida
Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

June 28, 2017

SD TLC Holdings, LLC
Attn: Brian Stock
2639 Professional Circle, #101
Naples, FL 34119

Subject: **Notice of Intended Agency Action - Approval**
ERP Individual Construction Major Modification

Project Name:	Lake View Estates
App ID/Permit No:	746160 / 43027399.045
County:	Manatee
Sec/Twp/Rge:	S34/T35S/R19E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: U. S. Army Corps of Engineers
Elizabeth Eardley
Geza Bankuty
Daniel J. Bond, P.E., Stantec Consulting Services, Inc.

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Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

June 28, 2017

SD TLC Holdings, LLC
Attn: Brian Stock
2639 Professional Circle, #101
Naples, FL 34119

Subject: **Notice of Agency Action - Approval**
ERP Individual Construction Major Modification

Project Name:	Lake View Estates
App ID/Permit No:	746160 / 43027399.045
County:	Manatee
Sec/Twp/Rge:	S34/T35S/R19E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
As-Built Certification and Request for Conversion to Operation Phase
Notice of Authorization to Commence Construction
Notice of Rights

cc: U. S. Army Corps of Engineers
Elizabeth Eardley
Geza Bankuty
Daniel J. Bond, P.E., Stantec Consulting Services, Inc.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE

INDIVIDUAL CONSTRUCTION MAJOR MODIFICATION
PERMIT NO. 43027399.045

EXPIRATION DATE: **June 28, 2022** **PERMIT ISSUE DATE:** **June 28, 2017**

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Lake View Estates

GRANTED TO: SD TLC Holdings, LLC
Attn: Brian Stock
2639 Professional Circle, #101
Naples, FL 34119

OTHER PERMITTEES: N/A

ABSTRACT: This permit authorizes modifications to Environmental Resource Permit (ERP) No. 43027399.000 entitled Lake Club at Lakewood Ranch Phase 1 A issued on January 25, 2005. This permit also authorizes modifications to Environmental Resource Permit (ERP) No. 43027399.038 entitled Grandview at The Lake Club issued on October 12, 2016.The modifications approved in this permit are as follows:

1. Construction of the phase known as 'Lake View Estates' is identified separately from the remainder of the project, and includes 68 single family residential lots, three (3) wet ponds, and a floodplain compensation pond.

2. The phase known as 'Lake View Estates' will be transferred to operation phase under this ERP No. 43027399.045. Construction of the remainder of the project shall continue to be authorized under ERP No. 43027399.000.

3. This modification supercedes the previously permitted phasing modification ERP 43041079.038 and all conditions are replaced by the conditions herein.

Information regarding the stormwater management system, 100-year floodplain, wetlands and/or surface waters is stated below and on the permitted construction drawings for the project.

OP. & MAIN. ENTITY: Lakewood Ranch Stewardship District

OTHER OP. & MAIN. ENTITY: N/A

COUNTY: Manatee

SEC/TWP/RGE: S34/T35S/R19E

TOTAL ACRES OWNED OR UNDER CONTROL:	139.90
PROJECT SIZE:	139.90 Acres
LAND USE:	Residential
DATE APPLICATION FILED:	May 11, 2017
AMENDED DATE:	N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
L-803	43.86	MAN-MADE WET DETENTION
L-101	0.67	NO TREATMENT SPECIFIED
L-806	4.07	NO TREATMENT SPECIFIED
FCA	0.50	NO TREATMENT SPECIFIED
	Total: **49.10**	

Water Quality/Quantity Comments:

Pond L-803 is an existing borrow pit proposed to be expanded and provides water quality treatment and attenuation for the project. Ponds L-101 and L-806 provide conveyance and attenuation only. Pond FCA is a proposed floodplain compensation area pond. Elevations referenced on the construction plans and in the drainage modeling are based on the 1929 National Geodetic Vertical Datum (N.G.V.D); conversion to 1988 North American Geodetic Vertical Datum (NAVD) is less 0.96 feet.

A mixing zone is not required.
A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
0.68	0.69	Equivalent Excavation	N/A

Floodplain Comments:

Pond FCA provides 0.69 acre-feet floodplain compensation for 0.68 acre-feet of floodplain encroachment. Site specific drainage modeling was also used to demonstrate no adverse water quantity impacts.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
SE-W1	6.26	6.26	0.00	0.00	0.00	0.00
SE-W3+66	6.04	6.04	0.00	0.00	0.00	0.00
SE-W15	1.76	1.75	0.00	0.00	0.01	0.00
SE-W39	2.21	2.21	0.00	0.00	0.00	0.00
SW-64+54	5.22	5.22	0.00	0.00	0.00	0.00
SE-W129	0.78	0.78	0.00	0.00	0.00	0.00
OSW 1	0.16	0.00	0.16	0.00	0.00	0.00
Total:	**22.43**	**22.26**	**0.16**	**0.00**	**0.01**	**0.00**

*** For impacts that do not require mitigation, their functional loss is not included.**

Wetland/Other Surface Water Comments:
There are 22.27 acres of wetlands (FLUCCS 641) located within the project area for this ERP modification. Temporary filling impacts to 0.01 acre of wetlands will occur for the construction of stormwater structures.

There is a 0.16 acre surface water feature (FLUCCS 510), consisting of an upland cut ditch, located within the project area. Permanent filling impacts to 0.16 acre of the surface water feature will occur for the construction of the stormwater management system.

Mitigation Information
Mitigation Comments:
Wetland mitigation will not be required for permanent filling impacts to 0.01 acre of wetlands pursuant to Subsection 10.2.2 of the ERP Applicant's Handbook Vol. I. Under this Section, wetland mitigation is not required for impacts that have been determined to be de minimis to fish, wildlife and listed species.

Mitigation is not required for permanent filling impacts to the upland cut ditches pursuant to Subsection 10.2.2.2 of the ERP Applicant's Handbook Vol. I. Under this Subsection, mitigation is not required for impacts to drainage ditches that were constructed in uplands and do not provide significant habitat for threatened or endangered species and were not constructed to divert natural stream flow.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.

2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.

3. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetlands and wetland buffers described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.

4. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:

   a. wetland and surface water areas

   b. wetland buffers

   c. limits of approved wetland impacts

   The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

5. The following language shall be included as part of the deed restrictions for each lot:

   "No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands and buffer areas described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District."

6. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted stormwater management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the As-Built Certification and Request for Conversion to Operational Phase Form, and prior to beneficial occupancy or use of the site.

7. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Regulation Division:
   a. homeowners, property owners, master association or condominium association articles of incorporation, and
   b. declaration of protective covenants, deed restrictions or declaration of condominium

The Permittee shall submit these documents with the submittal of the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity form.

8. The following language shall be included as part of the deed restrictions for each lot:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the stormwater management system approved and on file with the Southwest Florida Water Management District."

9. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Engineering Manager at the Tampa Service Office.

10. This Permit Modification ERP 43027399.045 is for a phase of previously issued Permit No. 43027399.000 and affects only the project area identified in this modification application submittal.

This Permit Modification ERP 43027399.045 amends the previously issued ERP 43027399.038 and all conditions are replaced by the conditions herein. The construction plans previously permitted under ERP 43027399.038 are no longer authorized for construction.

11. All lots abutting wet detention ponds shall have the following language (or similar language as approved in writing by the District Service Office that services this permit), as part of the deed restrictions:

"The lot owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Lot owners shall address any questions regarding authorized activities within the wet detention ponds to SWFWMD."

12. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.

13. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.

14. The Permitted Plan Set for this project includes the set received by the District on May 11, 2017.

15. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing retention or wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), "Operation and Maintenance Inspection Certification" describing the remedial actions taken to resolve the failure or deviation.

16. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.

17. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.

18. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.

19. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:

    a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.

    b. Any existing septic tanks on site shall be abandoned at the beginning of construction.

    c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.

20. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.

21. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.

22. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.

23. A "Recorded notice of Environmental Resource Permit," Form No. 62-330.090(1), shall be

recorded (by the District) in the public records of the County(s) where the project is located.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

Michelle K. Hopkins, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.

a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.

b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

2. For all other activities - "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

g. If the final operation and maintenance entity is a third party:

1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction

needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

i. This permit does not:

1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

2. Convey to the permittee or create in the permittee any interest in real property;

3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

l. The permittee shall notify the Agency in writing:

1. Immediately if any previously submitted information is discovered to be inaccurate; and

2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification

shall be provided in accordance with Section 872.05, F.S. (2012).

o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

Lake View Estates
PROJECT NAME

Residential
PROJECT TYPE

Manatee
COUNTY

S34/T35S/R19E
SEC(S)/TWP(S)/RGE(S)

SD TLC Holdings, LLC
PERMITTEE See permit for additional permittees

APPLICATION ID/PERMIT NO: 746160 / 43027399.045
DATE ISSUED: June 28, 2017

Michelle K. Hopkins, P.E.
Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY DISPLAYED AT THE SITE OF THE WORK

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.

2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.

4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.

5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.

6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.

7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North,Tampa,FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9. 110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.