PLN1809-0025 - Cypress Glen at River Wilderness Phase IV

Menu Help

File Date: 03/31/2018
Application Status: In Review
Application Type: Subdivision Final Plat
Application Detail: Detail
Description of Work: Subdivision Final Plat Application
Application Name: Cypress Glen at River Wilderness Phase IV
Address: PARRISH 34219
Owner Name: WEST COAST LAND PARTNERS LLC
Owner Address: 6985 PROFESSIONAL PKWY E, SARASOTA, FL 34240
Parcel No: 091300150000-3159169482

Contact Info: Name Organization Name Contact Type Contact Primary Address Status
Greg Carlson Applicant Mailing, 6985 Profess... Active
Stanton Agent Mailing, 8900 Profess... Active
John Scott Engineer Mailing, 8900 Profess... Active

Licensed Professionals Info: Primary License Number License Type Name Business Name

Total Fee Assessed: $0 $220.00
Total Fee Invoiced: $0 $220.00
Balance: $0 $0

Custom Fields: Subdivision Final Plat Major
Project Information Type of Development Project Number Total Project Area
Residential PDR-06-02/18-S-PIF 20.94
Is Owner a Corporation or Trust? Number of Lots - Existing
Yes 0
Was there a Pre-Application Meeting? Number of Residential Units - Existing
No 0
Are there wetlands or native habitat in the project boundary? Mylars Received
No -

Locate Information Historic Status Water Provider Historic Status Description
No Manatee County

Existing Land Use (This Parcel)

<table>
<thead>
<tr>
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<th>Industrial</th>
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Adjacent Land Use North

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Adjacent Land Use East

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Adjacent Land Use south

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Adjacent Land Use West

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Zone Info (This Parcel)

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<th>A-1</th>
<th>RSF-1</th>
<th>RSF-2</th>
<th>RSF-3</th>
<th>RSF-4.5</th>
<th>RSF-6</th>
<th>RSMH-4.5</th>
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RMF-6 RMF-9 VIL PR-S PR-M NG-S NG-M GC HC CRV LM HM EX PDR

https://av3.accela.com/Portlets/web/on-us/#/spacev369/pln18090025
MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) (print): West Coast Land Partners, LLC
Mailing Address (print): 6985 Professional Parkway East, Sarasota, FL 34240
Officer's Name and Title (print): Leland C. Wetherington Managing Member

Being first duly sworn, deposes(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 Plat of Cypress Glen at River Wilderness, Phase IV

   (Type of Application Approval Requested)

   Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Joe D. Lacey 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.

   [Signature]

   Owner's Signature/Print Title

   [Signature]

   Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 7th of June 2018 by Gregg Carlson who is personally known to me or who has produced N/A as identification.

My Commission Expires: 12-02-2018

Signature of Person Taking Acknowledgment

[Signature]

Amanda Parks

Name

[Signature]

Title or Rank

Rev 2/8/10  B2
Exhibit "A"
Cypress Glen at River Wilderness, Phase IV

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

A parcel of land lying in the Southwest Quarter of Section 5, Township 34 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

Beginning at the Northeast corner of Tract "D" Private Park and Recreational Open Space of RIVER WILDERNESS PHASE II B subdivision, as recorded in Plat Book 26, Pages 33 through 50, Public Records of Manatee County, Florida; thence along the South right of way line of Old Tampa Road dedicated per the plat of RIVER WILDERNESS PHASE I, recorded in Plat Book 22, Pages 80 through 94 in said Public Records, S. 89° 45' 57" E., a distance of 783.36 feet to the intersection with the West right of way line of Fort Hamer Road dedicated to Manatee County by the Warranty Deed recorded as Instrument No. 496620 in Book 1351, Pages 2489 through 2493 of the Official Records of said Manatee County; thence along said west right-of-way line, S. 00° 19' 28" E., a distance 1248.31 feet to the Northeast corner of Tract "C" of RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2 subdivision, as recorded in Plat Book 42, Pages 82 through 87, in said Public Records; thence along the North line of said Tract "C" and the North line of Lots 52 through 55 of said RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2 subdivision, S. 89° 40' 46" W., a distance of 411.94 feet (record plat = S 89° 39' 55" W., 411.68 feet) to the northern-most corner common to Lot 55 and Tract A of said RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2; thence along the Northerly line of said Tract "A", N. 63° 06' 28" W., (record plat = N. 63° 07' 19" W.) a distance of 420.77 feet to a point on the Easterly line of Lot 60 of the aforementioned RIVER WILDERNESS PHASE II B subdivision, said point being the point of curvature of a non-tangent curve to the left, having a radius of 875.00 feet and a central angle of 05° 53' 26", the radius to which bears N. 63° 06' 28" W.; thence northeasterly along the arc of said curve and the Easterly lines of Lot 60 and 59 of said RIVER WILDERNESS PHASE II B subdivision, a distance of 89.96 feet, said curve having a chord bearing and distance of N. 23° 56' 49" E., 89.92 feet to a point of compound curvature to the left having a radius of 666.33 feet and a central angle of 50° 22' 50" (record plat = 50° 22' 42") thence Northerly along the arc of said curve and the Easterly line of Lots 59 through 55 of said RIVER WILDERNESS PHASE II B subdivision, a distance of 585.91 feet (record plat = 585.88') to the Northeasternly corner of said Lot 55; thence along the East line of the aforementioned Tract "D" Private park and Recreational Open Space of said RIVER WILDERNESS PHASE II B subdivision, N. 00° 14' 03" E., a distance of 415.60 feet to the point of beginning.
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.

<table>
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<th>Date Issued:</th>
<th>March 13, 2018</th>
<th>Expiration Date:</th>
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<tr>
<td>Project Name:</td>
<td>River Wilderness Phase IV</td>
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<td>Project File No.:</td>
<td>PDR-05-02(P)(R)/17-S-26(P)/FSP-10-31(R)</td>
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<tr>
<td>Type of Development Order:</td>
<td>Final Site Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Sec.: 5</td>
<td>Twp.: 34</td>
<td>Range: 19</td>
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<tr>
<td>DP#</td>
<td>501300159</td>
<td>Wastewater Treatment Plant: N</td>
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<tr>
<td>Address:</td>
<td>Old Tampa Road at Fort Hamer Road, NCT</td>
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</table>

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE?

YES __________ NO __________

APPROVAL:

This development complies with the Comprehensive Plan Concurrency requirements:

Approved by: Public Works Dept., Transportation Planning Division
(Traffic circulation, mass transit, drainage, solid waste, parks, potable water, sanitary sewer, school facilities)

* 47 single family units
February 07, 2018

Rive Isle Associates, LLC
Attn: Roy A. Premar
11820 Rive Isle Run
Parrish, FL 34219

Subject: Notice of Intended Agency Action - Approval
ERP Individual Construction
Project Name: River Wilderness Phase IV Modification
App ID/Permit No: 750110 / 43014079.006
County: Manatee
Sec/Twp/Rge: S05/T34S/R19E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit. 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,

David Kramer, P.E.
Manager
Environmental Resource Permit Bureau
Regulation Division

cc: U. S. Army Corps of Engineers
John R. Scott, P.E., Stantec Consulting Services, Inc.
February 07, 2018

Rive Isle Associates, LLC
Attn: Roy A. Premer
11820 Rive Isle Run
Parrish, FL 34219

Subject: Notice of Agency Action - Approval
ERP Individual Construction
Project Name: River Wilderness Phase IV Modification
App ID/Permit No: 750110 / 43014079.006
County: Manatee
Sec/Twp/Rge: S05/T34S/R19E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit. 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,

David Kramer, P.E.
Manager
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
John R. Scott, P.E., Stantec Consulting Services, Inc.
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43014079.006

EXPIRATION DATE: February 07, 2023
PERMIT ISSUE DATE: February 07, 2018

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: River Wilderness Phase IV Modification

GRANTED TO: Rive Isle Associates, LLC
Attn: Roy A. Premer
11820 Rive Isle Run
Parrish, FL 34219

OTHER PERMITTEES: N/A

ABSTRACT: This permit authorizes the construction of a stormwater management system to serve the development of an 18.79-acre residential site to include single-family lots, associated roadway, infrastructure, and utilities. The stormwater management system has been designed to treat runoff via man-made wet detention. The 25-year, 24-hour post-development peak discharge rate from the site will not exceed the 25-year, 24-hour pre-development peak discharge rate from the site. Information regarding the 100-year floodplain, wetlands and/or surface waters is stated below and on the permitted construction drawings for the project. The project is located south of Old Tampa Road, and west of Fort Hamer Road, in Manatee County.

OP. & MAIN. ENTITY: Cypress Glen at River Wilderness HOA, Inc.

OTHER OP. & MAIN. ENTITY: N/A

COUNTY: Manatee

SEC/TWP/RGE: S05/T34S/R19E

TOTAL ACRES OWNED OR UNDER CONTROL: 22.91

PROJECT SIZE: 18.79 Acres

LAND USE: Residential

DATE APPLICATION FILED: July 14, 2017

AMENDED DATE: N/A
I. Water Quantity/Quality

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<th>POND No.</th>
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<th>Treatment Type</th>
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<td>Lake 2</td>
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<td><strong>Total:</strong></td>
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Water Quality/Quantity Comment: The stormwater management system, consisting of Lakes 1 and 2, has been designed to treat one inch of runoff volume via man-made wet detention. The 25-year, 24-hour post-development peak discharge rate from the site will not exceed the 25-year, 24-hour pre-development peak discharge rate from the site. The plans reference the National Geodetic Vertical Datum of 1929 (NGVD 29). The conversion to North American Vertical Datum of 1988 (NAVD 88) factor can be found by subtracting 0.955 feet.

A mixing zone is not required.

A variance is not required.

II. 100-Year Floodplain

<table>
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<tr>
<th>Encroachment (Acre-Feet of fill)</th>
<th>Compensation (Acre-Feet of excavation)</th>
<th>Compensation Type</th>
<th>Encroachment Result* (feet)</th>
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Floodplain Comment: Revisions to the Gamble Creek Watershed Model have been made to determine the existing flood elevations for the site. The Engineer of Record showed, through storage modeling, that no adverse impacts or rises to the floodplain will result from the construction of this project.

*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

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<th>Wetland/Other Surface Water Name</th>
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<td><strong>1.11</strong></td>
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* For impacts that do not require mitigation, their functional loss is not included.

Wetland/Other Surface Water Comments:
There are 2.21 acre of wetlands (FLUCCS 630) located within the project area for this ERP. Wetland impacts are not proposed or authorized by this permit. There are 1.11 acres of surface waters, consisting of an upland cut pond (FLUCCS 534), located within the project area. Permanent filling impacts to 1.11 acres of the project surface waters will occur for construction of the lots.

Mitigation Information

Mitigation Comments:
Mitigation will not be required for permanent filling impacts to 1.11 acres of surface waters 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.
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 wetland, wetland buffer, and drainage easements 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

   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 wetland, buffer area, and drainage easements 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
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. 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.

10. 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.

11. The Permitted Plan Set for this project includes: Plan Sheets from the submittal received by the District on December 20, 2017.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. A “Recorded notice of Environmental Resource Permit,” Form No. 62-330.090(1), shall be recorded in the public records of the County(s) where the project is located.

20. Cleared sites such as areas that have undergone surface scraping may attract ground nesting species such as least terns or other imperiled beach-nesting birds (IBNB) during nesting season. IBNB nests have been documented on a variety of disturbed sites, including construction sites (FWC 2013). IBNB deposit their eggs in shallow depressions or scrapes in the substrate, possibly lined with pebbles, grasses, or coquina shells (FWC 2013). Egg-laying for colonial and solitary beach nesting birds usually begins in mid-February. Colonies can range in size from a few breeding pairs to many hundreds (FWC 2013). FWC staff recommends the following measures to reduce nesting potential during construction:

a. Conduct construction activities outside of the breeding season (generally April through August).
b. Clear the site only when ready to build, and
c. Avoid leaving cleared areas with little to no activity for an extended amount of time.

If nesting is observed, we recommend contacting FWC staff to discuss necessary nest buffers and potential permitting alternatives. For additional information, please refer to FWC’s Breeding Bird Protocol for Florida’s Seabirds and Shorebirds located at the following web address: https://public.myfwc.com/crossdoc/shorebirds/PDF-files/BreedingBirdProtocolForFloridasSeabirdsAndShorebirds.pdf.

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.

David Kramer, 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.frules.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 losses, 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

River Wilderness Phase IV Modification
PROJECT NAME

Residential
PROJECT TYPE

Manatee
COUNTY

S05/T34S/R19E
SEC(S)/TWP(S)/RGE(S)

Rive Isle Associates, LLC
PERMITTEE

APPLICATION ID/PERMIT NO: 750110 / 43014079.006
DATE ISSUED: February 07, 2018

David Kramer, 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 28-105, F.A.C. can be viewed at www.frrules.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.
December 12, 2018

Stantec Consulting Services, Inc.
Attention: Mr. John R. Scott, P.E.
6900 Professional Parkway East,
Lakewood Ranch, FL 34240

RE: Cypress Glen At River Wilderness, Phase IV-(Private Residential)
(PLN 1806-0025)
Performance Cost Estimate
Required Public Improvements
Reason – (Potable Water, Sanitary Sewer)

Dear Mr. Scott:

Your cost estimate for the above referenced bond, dated November 29, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public improvement Performance bond in the amount of $633,628.84, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required Public Improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

[Signature]

Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management
Jane Oliver, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Greg Marcotte, Sr. Planning and Zoning Tech., Building and Development Services
Site Development Summary Cost Breakdown

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Potable Water</td>
<td>$116,394.00</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>$371,012.80</td>
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<tr>
<td>Total Cost Opinion</td>
<td>$487,406.80</td>
</tr>
<tr>
<td>Total * 130%</td>
<td>$633,628.84</td>
</tr>
</tbody>
</table>

Certificate of Cost Estimate

I, John R. Scott, P.E., the engineer of record, do hereby estimate that the cost of the Performance Bond itemized above is:

Six Hundred Thirty Three Thousand Six Hundred Twenty Eight Dollars and Eighty Four Cents

Signed and sealed this 28th day of November, 2018

Signed: John R. Scott, P.E.
Florida Registered Engineer No. 84689
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<th>DESCRIPTION</th>
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<th>UNIT</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
</tr>
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<td>Hydrant</td>
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<td>$4,350.00</td>
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<td>2&quot; Blowoff</td>
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<td><strong>TOTAL POTABLE WATER</strong></td>
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<td><strong>$116,384.00</strong></td>
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<td>DESCRIPTION</td>
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<td>UNIT PRICE</td>
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<td>Lift Station</td>
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<td>Manholes 0-6&quot;</td>
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<td>Manholes 8-10&quot;</td>
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<td>Manholes 10-12&quot;</td>
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<td>Manholes 12-14&quot;</td>
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<td>Manholes 12-14&quot;, LINED</td>
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<td>Connect to Existing FM</td>
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<td>$4,785.00</td>
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<td>4&quot; Fittings</td>
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<td>4&quot; Gate Valve</td>
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**TOTAL SANITARY** $371,012.80
## Roadways & Pavement

<table>
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<tr>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Total</th>
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<tbody>
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<td>1&quot; S-3 Asphalt - First Lift</td>
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<td>SY</td>
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<td>Lift station driveway 1-3/4&quot; S-3</td>
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<td>4&quot; Thick Sidewalk (Common Area)</td>
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<td>Handicap Ramps</td>
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<td>Miami Curb</td>
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<td>LS</td>
<td>$4,560.00</td>
<td>$4,560.00</td>
</tr>
</tbody>
</table>

Roadway & Pavement Grand Total = $217,893.00
December 12, 2018

Stantec Consulting Services, Inc.
Attention: Mr. John R. Scott, P.E.
6900 Professional Parkway East,
Lakewood Ranch, FL 34240

RE: Cypress Glen At River Wilderness, Phase IV-(Private Residential)
(PLN 1809-0025)
Performance Cost Estimate
Required Private Improvements
Reason – (Roadways & Pavement, Drainage)

Dear Mr. Scott:

Your cost estimate for the above referenced bond, dated November 29, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public Improvement Performance bond in the amount of $581,348.69, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required Public Improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

[Signature]

Sta Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management
     Jane Oliver, Fiscal Analyst, Public Works Department
     Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
     Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
     Karla Ripley, Senior Review Specialist, Public Works Dept.
     Greg Marotto, Sr. Planning and Zoning Tech., Building and Development Services
Stantec
Engineer's Opinion of Probable Cost
Cypress Glen at River Wilderness, Phase IV
for Performance Bond for Private Improvements

Site Development Summary Cost Breakdown

Roadways & Pavement $ 217,893.00
Drainage $ 229,298.30
Total Cost Opinion $ 447,191.30

Total * 130% $ 581,348.69

Certificate of Cost Estimate

I, John R. Scott, P.E., the engineer of record, do hereby estimate that the cost of the Performance Bond itemized above is:

Five Hundred Eighty One Thousand Three Hundred Forty Eight Dollars and Sixty Nine Cents

Signed and sealed this 29th day of November, 2018

Signed: John R. Scott, P.E.
Florida Registered Engineer No. 64689
### Drainage

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Total</th>
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</thead>
<tbody>
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<td>15&quot; RCP</td>
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<td>LF</td>
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<td>$2,470.00</td>
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<tr>
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<td>EA</td>
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<tr>
<td>36&quot;x60&quot; Mitered end</td>
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<td>Retaining Wall</td>
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<td>Type G Control Structure</td>
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<td>EA</td>
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<td>Throat Inlet</td>
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<td>Junction Box</td>
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<td>Bubbler Box</td>
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<td>Cleaning &amp; Video Inspection</td>
<td>1428</td>
<td>LF</td>
<td>$5.00</td>
<td>$7,130.00</td>
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</tbody>
</table>

Drainage Grand Total = $229,298.30
December 12, 2018

Stantec Consulting Services, Inc.
Attention: Mr. John R. Scott, P.E.
6900 Professional Parkway East,
Lakewood Ranch, FL 34240

RE: Cypress Glen At River Wilderness, Phase IV-(Private Residential)
(PLN 1809-0025)
Performance Cost Estimate
Required Private Improvements
Reason – (Final Lift of Asphalt)

Dear Mr. Scott:

Your cost estimate for the above referenced bond, dated November 29, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public improvement Performance bond in the amount of $51,360.92, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required Public Improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management
Jane Oliver, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Greg Marcotte, Sr. Planning and Zoning Tech., Building and Development Services
Site Development Summary Cost Breakdown

Final Lift of Asphalt $ 39,508.40
Total Cost Opinion $ 39,508.40
Total * 130% $ 51,360.92

Certificate of Cost Estimate

I, John R. Scott, P.E., the engineer of record, do hereby estimate that the cost of the Performance Bond itemized above is:

Fifty One Thousand Three Hundred Sixty Dollars and Ninety Two Cents

Signed and sealed this 26th Day of September, 2018

Signed:  

John R. Scott, P.E.

Florida Registered Engineer No. 64889
## Final Asphalt Lift

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
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<th>Unit Price</th>
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<td>3/4&quot; Asphaltic Concrete Type S-III (final lift)</td>
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<td>Traffic Control Striping and Pavement Markings</td>
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<td>Permanent Control Points</td>
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<td>LS</td>
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**Final Asphalt Lift Grand Total** = $39,508.40
December 6, 2018

Christopher H. Sutton, RLA
Stantec Consulting Services
6900 Professional Pkwy E,
Sarasota, FL 34240

Via email only

RE: Cypress Glen (fka River Wilderness Ph IV)
PDR-05-02/18-S-40(F)(PLN1809-0025)
Performance Cost Estimate
Required Private Improvements
Reason – (Lot Trees Landscape & Irrigation)

Dear Mr. Sutton:

The cost estimate for the above referenced bond, dated October 4, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Security in the amount of $57,720.00 which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape and irrigation private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6936.

Sincerely,

[Signature]
Gary R. Race
Planner 1, Environmental Review Section

Cc: Jane Oliver, Public Works Dept. – Fiscal Services
Karla Ripley, Public Works Dept. – Infrastructure Engineering
Greg Marcotte, Final Plat Review
## Landscape

<table>
<thead>
<tr>
<th>Item</th>
<th>Category</th>
<th>Category Total</th>
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<tbody>
<tr>
<td>1)</td>
<td>Landscaping</td>
<td>$44,400.00</td>
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</tbody>
</table>

**Cypress Glen (fka River Wilderness Ph. IV) Lot Trees Landscape Grand Total:** $44,400.00

**Total x 130% (Landscape):** $57,720.00

---

**Certificate of Cost Estimate**

I, Christopher H. Sutton, LA, hereby submit that my opinion of cost for the improvements itemized herein is Forty Four Thousand Four Hundred Dollars and No Cents ($44,400.00).

Furthermore, as required by Manatee County Land Development Code Section 722.3.2.2., 130% of these costs specifically, Fifty Seven Thousand Seven Hundred Twenty Dollars and No Cents ($57,720.00), is the required amount of the performance security.

---

[Signature]

Christopher H. Sutton, LA
Florida License No. LA667123
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Unit</th>
<th>Quantity (est.)</th>
<th>Unit Price</th>
<th>Total</th>
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<tr>
<td>QVI / Quercus virginiana / Live Oak</td>
<td>10'-12' Ht. x 4'-5' Spr., 3' U/A</td>
<td>EA</td>
<td>47</td>
<td>$600.00</td>
<td>$28,200.00</td>
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<td>OTHER</td>
<td>Malch &quot;A&quot; / Pine Bark Nuggets</td>
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<tr>
<td>Irrigation</td>
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<td>1</td>
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<td><strong>Lanscaping Total:</strong></td>
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<td>$44,840.00</td>
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December 6, 2018

Christopher H. Sutton, RLA
Stantec Consulting Services
6900 Professional Pkwy E,
Sarasota, FL 34240

RE: Cypress Glen (fka River Wilderness Ph IV)
PDR-05-02/18-S-40(F)(PLN1809-0025)
Performance Cost Estimate
Required Private Improvements
Reason – (Landscaping and Irrigation for common areas)

Dear Mr. Sutton:

The cost estimate for the above referenced bond, dated October 4, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Security in the amount of $186,582.50 which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape and irrigation private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6936.

Sincerely,

[Signature]

Gary R. Race
Planner I
Environmental Review Section

Cc: Jane Oliver, Public Works Dept. – Fiscal Services
Karla Ripley, Public Works Dept. – Infrastructure Engineering
Greg Marcotte, Final Plat Review
Landscape

<table>
<thead>
<tr>
<th>Item</th>
<th>Category</th>
<th>Category Total</th>
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<tr>
<td>1) Landscaping</td>
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<td>$143,525.00</td>
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</tbody>
</table>

Cypress Glen (Itza River Wilderness Ph. IV) Common Area Landscape Grand Total: $143,525.00

Total x 130% (Landscape): $186,582.50

Certificate of Cost Estimate

I, Christopher H. Sutton, LA, hereby submit that my opinion of cost for the improvements itemized herein is One Hundred Forty Three Thousand Five Hundred Twenty Five Dollars and No Cents ($143,525.00).

Furthermore, as required by Manatee County Land Development Code Section 722.3.2.2., 130% of these costs specifically, One Hundred Eighty Six Thousand Five Hundred Eighty Two Dollars and Fifty Cents ($186,582.50), is the required amount of the performance security.

Signed:

[Signature]

[License Number]

[State of Florida]

[Licensee Name]

[License Holders Name, LA]
## Landscaping

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Unit</th>
<th>Quantity (ct.)</th>
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<td>RS</td>
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<td>PG</td>
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<td>Quercus virginiana / Live Oak</td>
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<td><strong>OTHER</strong></td>
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<td></td>
<td>Solid Sod, Sand Crown, Laid, Radial, Front of Walks and Peas</td>
<td>SF</td>
<td>132.500</td>
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**Landscaping Total:** $143,575.00