

**MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION**

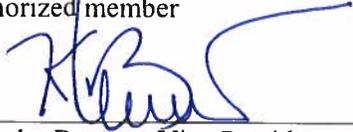
HBT at Woodleaf Hammock LLC
710 N. Plankinton Avenue, Suite 1200, Milwaukee, WI 53203
Kohn Bennett, Vice President of Towne Realty, Inc., a Wisconsin corporation,
as its authorized member

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 a Final Subdivision Plat is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Grimes Goebel Grimes Hawkins Gladfelter & Galvano, P.L. 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.

**HBT at Woodleaf Hammock LLC, a Florida
limited liability company**

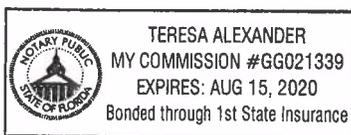
By: Towne Realty, Inc., a Wisconsin corporation, as
its authorized member

By: 
Kohn Bennett, Vice President

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 16th day of January, 2020, by Kohn Bennett, Vice President of Towne Realty, Inc., a Wisconsin corporation, the authorized member of HBT at Woodleaf Hammock LLC, a Florida limited liability company, on behalf of the company, and who is personally known to me or has produced _____ as identification.

Notary Seal




Notary Public Signature
Print Name: Teresa Alexander
My commission expires: Aug 15, 2020

Exhibit "A"

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Section 32, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Westernmost corner of TRACT "601" (PRESERVATION AREA), WOODLEAF HAMMOCK PHASE I, accordingly to the plat thereof, as recorded in Plat Book 64, Pages 47 through 61, inclusive, of the Public Records of Manatee County, Florida, said point also being the Southeast corner of LAKEWOOD RANCH COMMERCE PARK, BLOCK C, according to the plat thereof, as recorded in Plat Book 38, Pages 160 through 163, inclusive, of the Public Records of Manatee County, Florida, run thence along the Easterly boundary of said LAKEWOOD RANCH COMMERCE PARK, BLOCK C the following four (4) courses: 1) N.10°04'36"W., a distance of 274.45 feet; 2) N.20°42'58"W., a distance of 1101.03 feet; 3) N.27°29'52"E., a distance of 330.00 feet; 4) N.47°27'03"E., a distance of 438.58 feet to a point on the Westerly boundary of the lands described in that certain WARRANTY DEED as Parcel 102 B (Florida Department of Transportation F.P. No. 1960224 Section 13050-000), as recorded in Official Records Book 2101, Page 1228, of the Public Records of Manatee County, Florida; thence along said Westerly boundary the following four (4) courses: 1) S.01°15'37"E., a distance of 204.55 feet; 2) S.57°24'09"E., a distance of 266.10 feet; 3) S.22°14'40"E., a distance of 91.66 feet; 4) S.00°00'07"W., a distance of 54.55 feet to a point on the Southerly boundary thereof; thence along said Southerly boundary, S.89°10'41"E., a distance of 38.86 feet to a point on the Westerly boundary of said WOODLEAF HAMMOCK PHASE I; thence along said Westerly boundary the following fifteen (15) courses: 1) S.42°09'33"E., a distance of 146.81 feet; 2) Southwesterly, 112.32 feet along the arc of a non-tangent curve to the left having a radius of 325.00 feet and a central angle of 19°48'06" (chord bearing S.57°44'30"W., 111.76 feet); 3) S.47°50'27"W., a distance of 9.90 feet; 4) S.42°09'33"E., a distance of 50.00 feet; 5) N.47°50'27"E., a distance of 9.90 feet; 6) Northeasterly, 19.06 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 03°58'16" (chord bearing N.49°49'35"E., 19.06 feet); 7) S.38°11'17"E., a distance of 119.63 feet; 8) S.47°50'27"W., a distance of 269.93 feet; 9) S.38°52'41"E., a distance of 174.66 feet; 10) S.78°56'30"E., a distance of 295.68 feet; 11) S.11°03'30"W., a distance of 120.00 feet; 12) S.78°56'30"E., a distance of 17.20 feet; 13) S.11°03'30"W., a distance of 95.44 feet; 14) S.43°13'49"W., a distance of 363.79 feet; 15) S.56°24'40"W., a distance of 471.08 feet to the POINT OF BEGINNING.

Containing 24.146 acres, more or less.

PROPERTY INFORMATION REPORT

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
6000 Cattleridge Drive, Suite 104
Sarasota, FL 34232**

TITLE CERTIFICATION

NAME: Woodleaf Hammock Phase II

LEGAL DESCRIPTION: See Attached Exhibit "A"

Old Republic National Title Insurance Company hereby confirms that apparent record title to the land described above and shown on Woodleaf Hammock Phase II is in the name of HBT at Woodleaf Hammock LLC, a Florida limited liability company, the (person(s) (or organization) executing the offer of dedication. All property taxes have been paid on the land through 2019. All mortgages or liens not satisfied or released of record are as follows:

Mortgages:

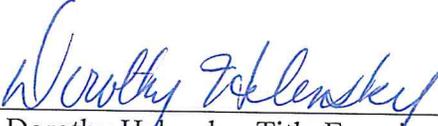
None.

Liens:

None.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

WITNESS, my hand and official seal at Sarasota County, Florida, this 2nd day of January 2020.

Signature: 
Dorothy Helensky, Title Examiner

Old Republic National Title Insurance Company
6000 Cattleridge Dr., Ste. 104
Sarasota, FL 34232

File No. 19146291

EXHIBIT "A"

WOODLEAF HAMMOCK PHASE II:

DESCRIPTION: A parcel of land lying in Section 32, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows: **BEGIN** at the Westernmost corner of TRACT "601" (PRESERVATION AREA), WOODLEAF HAMMOCK PHASE I, accordingly to the plat thereof, as recorded in Plat Book 64, Pages 47 through 61, inclusive, of the Public Records of Manatee County, Florida, said point also being the Southeast corner of LAKEWOOD RANCH COMMERCE PARK, BLOCK C, according to the plat thereof, as recorded in Plat Book 38, Pages 160 through 163, inclusive, of the Public Records of Manatee County, Florida, run thence along the Easterly boundary of said LAKEWOOD RANCH COMMERCE PARK, BLOCK C the following four (4) courses: 1) N.10°04'36"W., a distance of 274.45 feet; 2) N.20°42'58"W., a distance of 1101.03 feet; 3) N.27°29'52"E., a distance of 330.00 feet; 4) N.47°27'03"E., a distance of 438.58 feet to a point on the Westerly boundary of the lands described in that certain WARRANTY DEED as Parcel 102 B (Florida Department of Transportation F.P. No. 1960224 Section 13050-000), as recorded in Official Records Book 2101, Page 1228, of the Public Records of Manatee County, Florida; thence along said Westerly boundary the following four (4) courses: 1) S.01°15'37"E., a distance of 204.55 feet; 2) S.57°24'09"E., a distance of 266.10 feet; 3) S.22°14'40"E., a distance of 91.66 feet; 4) S.00°00'07"W., a distance of 54.55 feet to a point on the Southerly boundary thereof; thence along said Southerly boundary, S.89°10'41"E., a distance of 38.86 feet to a point on the Westerly boundary of said WOODLEAF HAMMOCK PHASE I; thence along said Westerly boundary the following fifteen (15) courses: 1) S.42°09'33"E., a distance of 146.81 feet; 2) Southwesterly, 112.32 feet along the arc of a non-tangent curve to the left having a radius of 325.00 feet and a central angle of 19°48'06" (chord bearing S.57°44'30"W., 111.76 feet); 3) S.47°50'27"W., a distance of 9.90 feet; 4) S.42°09'33"E., a distance of 50.00 feet; 5) N.47°50'27"E., a distance of 9.90 feet; 6) Northeasterly, 19.06 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 03°58'16" (chord bearing N.49°49'35"E., 19.06 feet); 7) S.38°11'17"E., a distance of 119.63 feet; 8) S.47°50'27"W., a distance of 269.93 feet; 9) S.38°52'41"E., a distance of 174.66 feet; 10) S.78°56'30"E., a distance of 295.68 feet; 11) S.11°03'30"W., a distance of 120.00 feet; 12) S.78°56'30"E., a distance of 17.20 feet; 13) S.11°03'30"W., a distance of 95.44 feet; 14) S.43°13'49"W., a distance of 363.79 feet; 15) S.56°24'40"W., a distance of 471.08 feet to the **POINT OF BEGINNING**.
Containing 24.146 acres, more or less.

"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: August 5, 2008 Expiration Date: July 26, 2030**

CERTIFICATE NUMBER: CLOS-08-036

Project Name: LAKEWOOD CENTRE DRI PHASES 1-3

Project File No.: LDA-10-01/LDA-13-03/ORDINANCE 14-30/PDMU-06-30(G)(R3)

Type of Development Order: DRI

Location: Sec. 4-9,16-18, 32, 33 Twp. 34, 35 Range 19

DP# SEE APPLICATION Land Acres 1493.62 WATER TTMT PLT SE

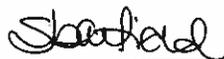
ADDRESS E of Lakewood Ranch Blvd, N of SR 70, W of White Eagle Blvd, S of SR 64,SCT

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

Project must comply with the conditions contained in LDA-10-01, LDA-13-03 and DRI approval documents.

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)

Phase 1 - updated with (G)(R3) (900 mf, 1008 sf, 360,000 sq ft retail, 358,000 sq ft office, 300 hotel rooms)

Phase 2 - 1,800 multifamily units, 200 single family units, 542,000 sq ft retail, 458,000 sq ft office

Phase 3 - 539 multifamily units, 236 single family units, 772,000 sq ft retail, 647,000 sq ft office

Revised with approval of LDA-10-01

Revised 11/14/2011 to reflect extension of phasing build out dates per letter from L. Barrett to T. Pokrywa dated 10/20/2011 (HB 7207)

Revised 02/23/2012 to reflect extension of phasing build out dates per letter from L. Barrett to T. Pokrywa dated 02/10/2012 (F.S. 252.363 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, & 12-217; Isaac - EO 12-199)

Revised 3/3/2015 to include approval of Phases 2 and 3 (PDMU-06-30(G)(R3)/Ord 14-30)

Revised 2/5/2016 to include 60 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Erika - EO 15-173)

Revised 10/18/2016 to include 60 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Colin - EO 16-136)

Revised 10/18/2016 to include 60 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Hermine - EO 16-205 & 16-206)

Revised 09/13/2017 to include 240 day and 6 month extension granted with F.S. 252.363 request (Hurricane Matthew - EO 16-230, 16-274, 17-16, and 17-67)

Revised 11/22/2017 to include 69 day and 6 month extension granted with F.S. 252.363 request (Wildfires - EO 17-120 and 17-174)

**Revised 11/22/2017 to include 5 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Emily - EO 17-204 and 17-220)



**Public Works
Transportation Planning Division
1022 26th Avenue East
Bradenton, FL 34208
Phone: (941) 708-7407
www.mymanatee.org**

November 22, 2017

Danielle Ellis
Grimes Goebel Et Al
1023 Manatee Avenue West
Bradenton, FL 34205

**Re: Extension Pursuant to F.S. 252.363 F.S. - Tolling & Extension of Permits
Tropical Storm Emily - Executive Order (17-204 and 17-220)**

Project Name: Lakewood Centre DRI Phases 1-3
Project Number: PDMU-06-30/Ord 14-30(CLOS-EXT8)
CLOS Number: 08-036
DTS Number: 20170594

Dear Ms. Ellis:

In 2012, the Florida Legislature authorized Florida Statute Section 252.363. This statute allows for the tolling and extension to the expiration of a development order issued by a local government, the expiration of a building permit, and to Developments of Regional Impact build out dates (and other defined permits and development orders) for emergency declarations covering the time period for the declarations (tolling) and six months following the tolled period.

On July 31, 2017, Executive Order 17-204 (State of Emergency for Tropical Storm Emily) was declared for the following counties in the state of Florida: Brevard, Brower, Charlotte, Citrus, Collier, DeSoto, Glades, Hardee, Hendry, Hernando, Highlands, Hillsborough, Indian River, Lake, Lee, **Manatee**, Martin, Miami-Dade, Monroe, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Sarasota, Seminole, St. Lucie, Sumpter, and Volusia.

On August 15, 2017, a termination (Executive Order 17-220) was declared for Tropical Storm Emily. Executive Order 17-204 was in effect for sixteen (16) days, and as such any application for extension under F.S. 252.363 which meets requirements, and is within the geographic area covered by the Executive Order, is eligible for a sixteen (16) day plus 6 month extension.

The tolling period for Wildfires (Executive Order 17-174, June 9, 2017 through August 10, 2017) overlapped with the tolling period for Tropical Storm Emily (Executive Order 17-204, July 31, 2017 through September 29, 2017). As such the available extension for Executive Order 17-204 will be reduced. The total time available for Tropical Storm Emily (Executive Order 17-204 and 17-220) extension will be 5 days plus six (6) months.

You have applied for extension of your development approval under FS 252.363 relative to the Lakewood Centre DRI Phases 1-3 Certificate of Level of Service (CLOS). Manatee County has determined that if you make a proper application and meet the other requirements of the law, then the deadlines are extended for the length of the tolling for Executive Orders 17-204 and 17-220 (State of Emergency

November 22, 2017

for Tropical Storm Emily) and the six month period extension under FS 252.363. As you have made an application and the development otherwise qualifies, your expiration date is eligible for the extension and has been extended as follows, with the dates set forth below:

- The CLOS currently expires 01/21/2030. With the additional 5* days and 6 months for Tropical Storm Emily under the FS 252.363 extension, the expiration date is extended to 7/26/2030.

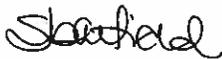
*As you have applied for the Hurricane Matthew extension, the Wildfires extension, and the Tropical Storm Emily extension; and they all have overlapping tolling periods, your extension will be based on the balance of the tolling periods:

- The Matthew extension was based on the tolling period from October 3, 2016, through June 1, 2017, for a total of 240 days and 6 months;
- The Wildfires extension will be based on the balance of its tolling period from June 2, 2017, through June 10, 2017, for 9 additional days and 6 months for Executive Order 17-120, plus 60 days for Executive Order 17-174, for a balance of 69 days and 6 months.
- The Tropical Storm Emily extension will be based on the balance of its tolling period from August 11, 2017, through August 15, 2017, for 5 additional days and 6 months for Executive Order 17-204.

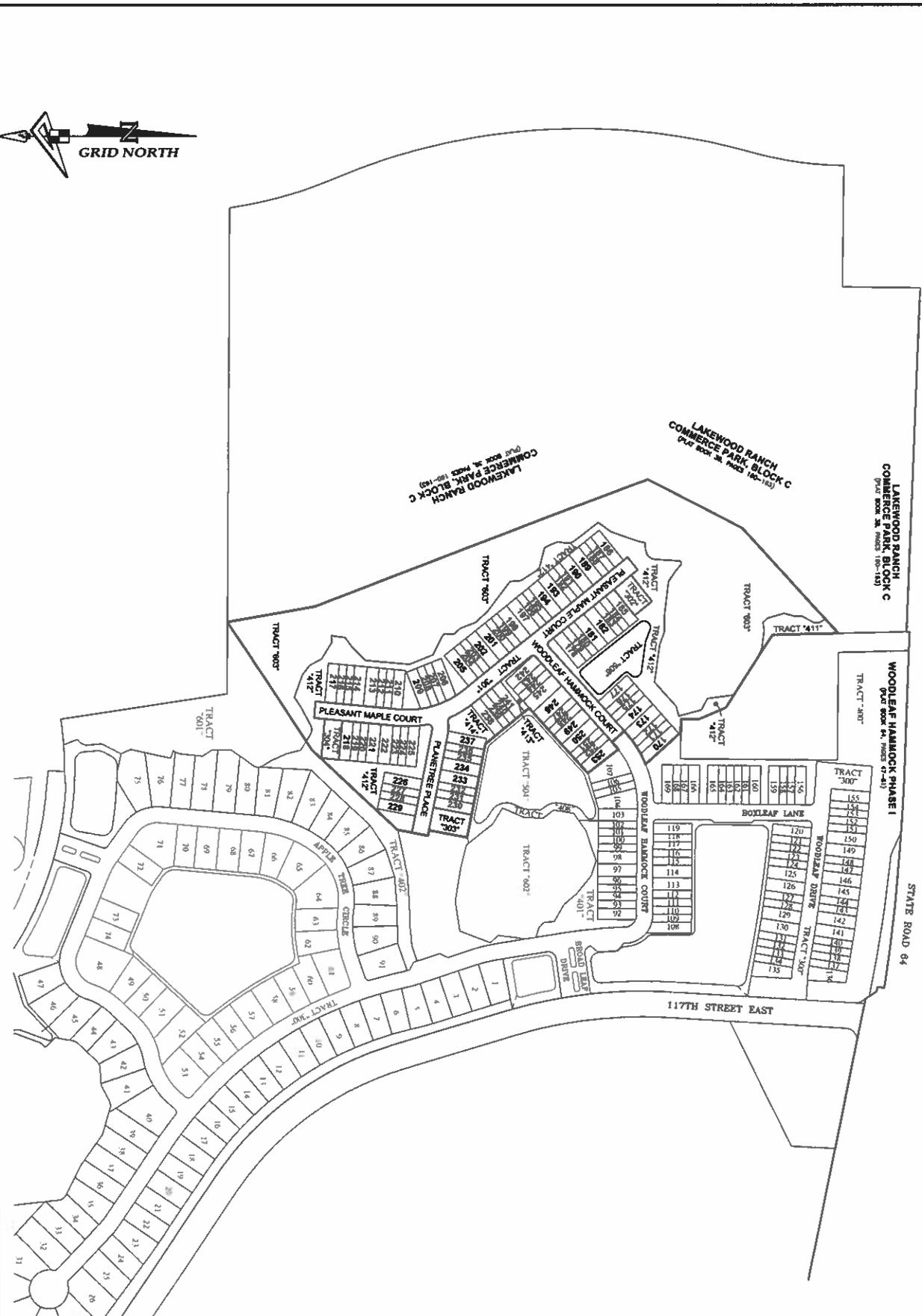
No other changes were reviewed or approved with this request. Please keep in mind that all conditions of the previous approval remain in effect.

Please contact me should you have any questions regarding the above information.

Sincerely,



Susan Barfield
Senior Development Review Specialist



ADDRESSING MAP FOR
WOODLEAF HAMMOCK PHASE II
 SECTION 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

GeoPoint
 Surveying, Inc.

213 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurvey.com

Phone: (813) 248-8888
 Fax: (813) 248-7976
 Licensed Surveyor No. 10

SHEET NUMBER: 01 of 01

**CERTIFIED RESOLUTION
OF
TOWNE REALTY, INC.**

The undersigned, Mark S. Madigan, hereby certifies that he is the elected, authorized and acting Vice President and Assistant Secretary of Towne Realty, Inc., a Wisconsin corporation ("Towne"), and that the following resolution has been adopted by Towne, is in full force and effect, and has not been amended, altered or supplemented since its adoption:

WHEREAS, Towne is the sole member of HBT at Woodleaf Hammock LLC, a Florida limited liability company ("LLC"); and

WHEREAS, Towne has determined that it is in its best interests to appoint officers of the LLC for the purpose of conducting the business of the LLC;

NOW, THEREFORE, BE IT RESOLVED, that the following individuals are hereby elected to the following officerships of the LLC, to serve as such officers from the date hereof or until their successors shall have been duly elected and qualified:

James D. BorrisPresident/CEO
Robert E. BraunExecutive Vice President
Susan K. LaabsVice President and Treasurer
Kohn BennettVice President
Kitt E R. KearneyVice President
Wes ThompsonVice President
William A. WigchersExecutive Vice President
James B. YoungSenior Vice President and Secretary
Mark S. MadiganVice President and Assistant Secretary
Sandra J. DeLisleAssistant Secretary

Dated effective the 24th day of February 2020.



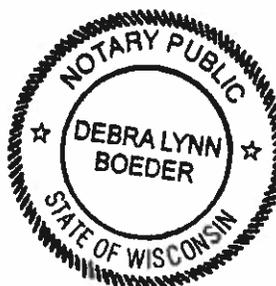
Mark S. Madigan, Vice President and
Assistant Secretary

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of February, 2020, by Mark S. Madigan, as Vice President and Assistant Secretary of Towne Realty, Inc., a Wisconsin corporation, on behalf of the corporation, who is (check one) personally known to me or has produced _____ as identification.



NOTARY PUBLIC, State of Wisconsin
Print Name: Debra Lynn Boeder
Commission Expires: 03/05/2021





Building and Development Services
Environmental Review Section
1112 Manatee Avenue West
Bradenton, FL 34206
Phone: (941) 748-4501
www.mymanatee.org

March 10, 2020

Mr. Clint Cuffle, P.E.
WRA Engineering
4260 West Linebaugh Avenue
Tampa, FL 33624

Via email only

RE: **Woodleaf Hammock, Phase II**
PDMU-06-30/FSP-17-66/20-S-04(F) (PLN2001-0039)
Performance Cost Estimate for Required Private Improvements
Reason – (Common Area Landscaping and Irrigation)

Dear Mr. Cuffle:

The cost estimate for the above referenced bond, dated February 26, 2020, 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 **\$36,400.00** 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. 6847.

Sincerely,

Kathleen Davis, Senior Planner
Environmental Review Section

Cc: **Brandy Wilkins, Public Works Dept. – Fiscal Services**
Karla Ripley, Public Works Dept. – Infrastructure Engineering
Susan Angersoll, Final Plat Review

**WOODLEAF HAMMOCK Phase 2 - Manatee County Performance Bond Estimate
Landscape / Env / Irrigation**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LANDSCAPING				
EA	8	Eagleston Holly - 3" CAL	\$885.00	\$5,480.00
EA	40	Sweet Viburnum - 3 GAL	\$8.00	\$320.00
EA	20	DD Blanchard Magnolia- 3" CAL	\$685.00	\$13,700.00
IRRIGATION				
LS	1	Irrigation	\$8,500.00	\$8,500.00

\$28,000.00

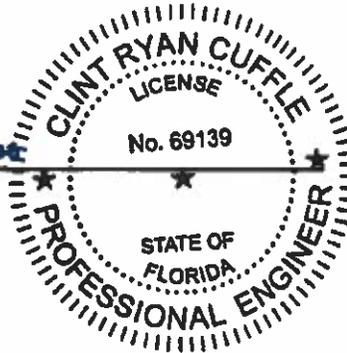
Total **\$28,000**

Contingency 130%
Bond Amount **\$36,400.00**

I certify this Bond Estimate Total

Clint R. Cuffle

Clint R. Cuffle, P.E.





Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

March 04, 2020

WRA Engineering
Attention: Mr. Clint Cuffle, P.E.
4260 W. Linebaugh Ave
Tampa, FL 33624

(ccuffle@wraengineering.com)

RE: **WOODLEAF HAMMOCK PHASE II – (Private Residential)**
(PLN2001-0039)
Performance Cost Estimate
Required Private Improvements
Reason – (Final Lift of Asphalt)

Dear Mr. Cuffle:

Your cost estimate for the above referenced bond, dated **January 13, 2020**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A private Improvement Performance bond in the amount of **\$72,671.30**, which is 130% 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
Brandy Wilkins, 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.
Robert Wenzel, Planning Section Manager, Building and Development Services
Kimberly Middleton, Planner I, Building and Development Services

**WOODLEAF HAMMOCK Phase 2 - Manatee County Performance Bond Estimate Asphalt
Final Lift**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
SCH IB - ROAD CONSTRUCTION				
SY	6,870	0.75" Type S-III Asphalt (Final Lift)	\$7.30	\$50,151.00
LS	1	Signage and Striping (Mostly Striping)	\$4,500.00	\$4,500.00
LS	1	Permanent Control Points	\$1,250.00	\$1,250.00

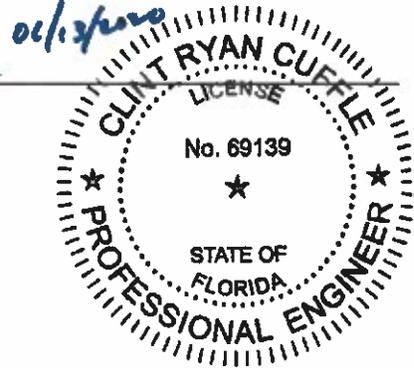
Total \$55,901

Contingency 130%
Bond Amount \$72,671.30

I certify this Bond Estimate Total

Clint R. Cuffie

Clint R. Cuffie, P.E.





Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

March 04, 2020

WRA Engineering
Attention: Mr. Clint Cuffle, P.E.
4260 W. Linebaugh Ave
Tampa, FL 33624

(ccuffle@wraengineering.com)

RE: **WOODLEAF HAMMOCK PHASE II – (Private Residential)**
(PLN2001-0039)
Performance Cost Estimate
Required Public Improvements
Reason – (Sanitary, Water Distribution)

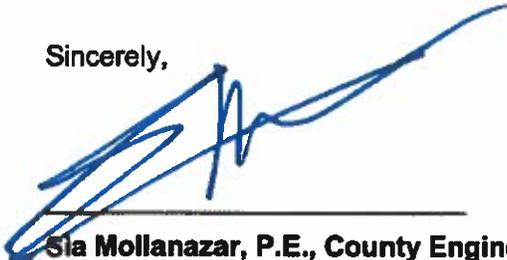
Dear Mr. Cuffle:

Your cost estimate for the above referenced bond, dated **January 13, 2020**, 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 **\$334,383.40**, 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
Brandy Wilkins, 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.
Robert Wenzel, Planning Section Manager, Building and Development Services
Kimberly Middleton, Planner I, Building and Development Services

**WOODLEAF HAMMOCK Phase 2 - Manatee County Performance Bond Estimate
PUBLIC INFRASTRUCTURE**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
SCH IIA - SANITARY				
LF	1,312	SS PVC (SDR-26) 8"- 0-6' Cut	\$17.00	\$22,304.00
LF	338	SS PVC (SDR-26) 8"- 6-8' Cut	\$18.00	\$6,084.00
LF	161	SS PVC (SDR-26) 8"- 8-10' Cut	\$20.00	\$3,220.00
EA	3	SS Manhole 4'- 0-6' Cut	\$3,400.00	\$10,200.00
EA	3	SS Manhole 5'- 0-6' Cut	\$3,750.00	\$11,250.00
EA	1	SS Manhole- Lined- 6-8' Cut	\$16,500.00	\$16,500.00
EA	23	Sewer Services Single	\$800.00	\$18,400.00
EA	28	Sewer Services Double	\$1,300.00	\$36,400.00
EA	1	Connection to Existing Manhole	\$8,900.00	\$8,900.00

\$133,258.00

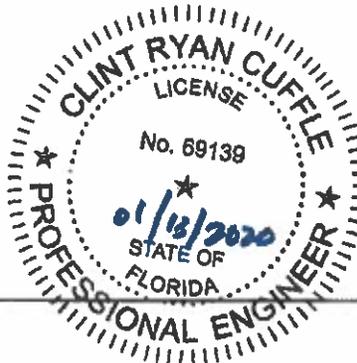
SCH IIB - WATER DISTRIBUTION				
LF	620	PW PVC (DR-18) 8"	\$21.00	\$13,020.00
LF	460	PW DIP 8"	\$36.00	\$16,560.00
LF	560	PW PVC (DR-18) 4"	\$12.00	\$6,720.00
LF	340	2" Blue PE	\$10.00	\$3,400.00
EA	6	8" Potable Water Gate Valves	\$1,500.00	\$9,000.00
LS	1	8" Fittings	\$4,390.00	\$4,390.00
EA	2	FHA	\$5,600.00	\$11,200.00
EA	1	Connection to Existing Water Main	\$2,650.00	\$2,650.00
EA	3	Sample Point	\$360.00	\$1,080.00
EA	3	Permanent Blowoff Assembly	\$1,250.00	\$3,750.00
EA	2	Single Short Water Services	\$820.00	\$1,640.00
EA	21	Double Short Water Services	\$1,250.00	\$26,250.00
EA	18	Double Long Water Services	\$1,350.00	\$24,300.00

\$123,960.00

Total	\$257,218
Contingency	130%
Bond Amount	\$334,383.40

I certify this Bond Estimate Total


Clint R. Cuffie, P.E.





Building and Development Services
Environmental Review Section
1112 Manatee Avenue West
Bradenton, FL 34206
Phone: (941) 748-4501
www.mymanatee.org

April 19, 2020

Mr. Clint Cuffle, P.E.
WRA Engineering
4260 West Linebaugh Avenue
Tampa, FL 33624

Via email only

RE: **Woodleaf Hammock, Phase II**
PDMU-06-30/FSP-17-66/20-S-04(F) (PLN2001-0039)
Performance Cost Estimate for Required Private Improvements
Reason – (Wetland Buffer Enhancement, Restoration, Maintenance, Monitoring and Conservation Area Signs)

Dear Mr. Cuffle:

The cost estimate for the above referenced bond, dated April 9, 2020, 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 **\$67,100.80** 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. 6847.

Sincerely,

Kathleen Davis, Senior Planner
Environmental Review Section

Cc: Brandy Wilkins, Public Works Dept. – Fiscal Services
Karla Ripley, Public Works Dept. – Infrastructure Engineering
Susan Angersoll, Final Plat Review

**WOODLEAF HAMMOCK Phase 2 - Manatee County Performance Bond Estimate
Environmental**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
ENVIRONMENTAL				
Acre	0.27	Wetland Buffer Plantings (Restoration)	\$11,800.00	\$3,186.00
Acre	0.52	Wetland Buffer Plantings (Enhancement)	\$11,800.00	\$6,136.00
Event	10	Wetland Buffer Maintenance (Chemical) (per Event)	\$3,510.00	\$35,100.00
Event	1	Wetland Buffer Maintenance (Mech) (per Event)	\$1,294.00	\$1,294.00
Event	2	Wetland Buffer Monitoring and Reporting	\$1,750.00	\$3,500.00
EA	16	Conservation Area Signs	\$150.00	\$2,400.00

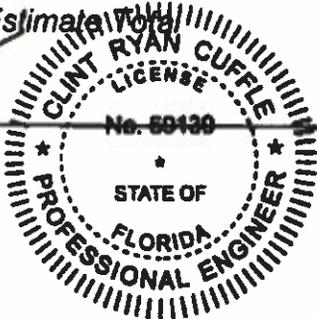
\$51,616.00

Total \$51,616

Contingency 130%
Bond Amount \$67,100.80

I certify this Bond Estimate is Total

[Handwritten Signature]
Clint R. Cuffe, P.E.



04/08/2020



Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

March 04, 2020

WRA Engineering
Attn: Mr. Clint Cuffle, P.E.
4260 W. Linebaugh Ave
Tampa, FL 33624

(ccuffle@wraengineering.com)

RE: **WOODLEAF HAMMOCK PHASE II – (Private Residential)**
(PLN2001-0039)
Performance Cost Estimate
Required Private Improvements
Reason – (Earthwork, Road Construction, Storm Drainage)

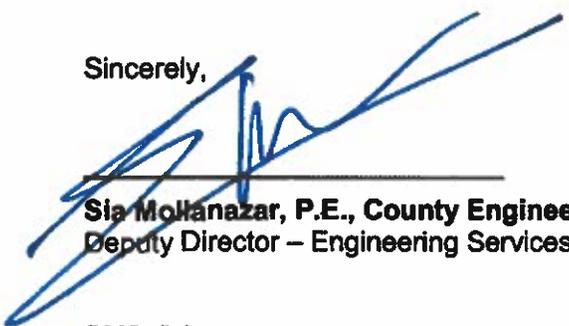
Dear Mr. Cuffle,

Your cost estimate for the above referenced bond, dated **January 13, 2020**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A private Improvement Performance bond in the amount of **\$1,114,472.78**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private 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
Brandy Wilkins, 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.
Robert Wenzel, Planning Section Manager, Building and Development Services
Kimberly Middleton, Planner I, Building and Development Services

**WOODLEAF HAMMOCK Phase 2 - Manatee County Performance Bond Estimate
PRIVATE INFRASTRUCTURE**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
SCH IA - EARTHWORK				
LS	1	Disc/Prep Site	\$17,000.00	\$17,000.00
CY	30,500	Import Fill	\$11.25	\$343,125.00
SY	9,025	Bahia Sod	\$2.65	\$23,916.25
SY	43,252	Seed and Mulch Lots	\$0.25	\$10,813.00
				\$394,854.25
SCH IB - ROAD CONSTRUCTION				
SY	6,870	1.00" Type S-III Asphalt	\$7.90	\$54,273.00
SY	6,870	6" FDOT Cement Treated Shell Base	\$11.20	\$76,944.00
SY	6,870	12" Stabilized Subgrade - LBR 40	\$5.25	\$36,067.50
LF	100	Type F Curb	\$22.10	\$2,210.00
LF	3,410	Miami Curb	\$13.30	\$45,353.00
LF	840	Type D Curb	\$10.50	\$8,820.00
LS	1	Signage and Striping	\$7,600.00	\$7,600.00
SF	5,650	4" Concrete Sidewalk (Common Areas)	\$4.50	\$25,425.00
EA	12	6' ADA Handicap Ramps	\$1,000.00	\$12,000.00
LF	330	3' Valley Gutter	\$19.50	\$6,435.00
				\$268,692.50
SCH IC - STORM DRAINAGE				
LF	320	RCP 18"	41	13120
LF	632	RCP 24"	55	34760
LF	272	RCP 36"	100	27200
LF	168	RCP 48"	150	25200
LF	32	14" X 23" Class III ERCP	55	1760
EA	1	Storm Manhole- Type J	3700	3700
EA	12	Valley Gutter Inlet	3700	44400
EA	3	Type D Inlet	3100	9300
EA	6	Connect to Existing	3000	18000
EA	4	Adjust Existing Curb Inlets	500	2000
				\$179,440.00

Total **\$857,287**

Contingency 130%
Bond Amount **\$1,114,472.78**

I certify this Bond Estimate Total


Clint R. Cuffie P.E.





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)

March 20, 2018

SMR Northwest Land, LLC
Attn: Anthony Chiofalo
14400 Covenant Way
Lakewood Ranch, FL 34202

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

Project Name: Woodleaf Hammock
App ID/Permit No: 753066 / 43033170.026
County: Manatee
Sec/Twp/Rge: S29/T34S/R19E, S32/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,

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

cc: Matthew Miller
Kohn Bennett
Clint R. Cuffie, P.E., Water Resource Associates, Inc.



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7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
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March 20, 2018

SMR Northwest Land, LLC
Attn: Anthony Chiofalo
14400 Covenant Way
Lakewood Ranch, FL 34202

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

Project Name: Woodleaf Hammock
App ID/Permit No: 753066 / 43033170.026
County: Manatee
Sec/Twp/Rge: S29/T34S/R19E, S32/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,

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: Matthew Miller
Kohn Bennett
Clint R. Cuffle, P.E., Water Resource Associates, Inc.

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43033170.026**

EXPIRATION DATE: **March 20, 2023**

PERMIT ISSUE DATE: **March 20, 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: Woodleaf Hammock
GRANTED TO: SMR Northwest Land, LLC
 Attn: Anthony Chiofalo
 14400 Covenant Way
 Lakewood Ranch, FL 34202

OTHER PERMITTEES: N/A

ABSTRACT: This permit authorizes the construction of a stormwater management system serving a 139.23 acre residential development. Water quality treatment and peak discharge attenuation will be provided by six (6) proposed wet detention ponds. The site is located on the south side of State Road 64 approximately 0.42 mile east of Lakewood Ranch Boulevard in Manatee County, Florida. 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: Woodleaf Hammock, LLC
OTHER OP. & MAIN. ENTITY: N/A
COUNTY: Manatee
SEC/TWP/RGE: S29/T34S/R19E, S32/T34S/R19E
**TOTAL ACRES OWNED
OR UNDER CONTROL:** 139.23
PROJECT SIZE: 139.23 Acres
LAND USE: Residential
DATE APPLICATION FILED: September 19, 2017
AMENDED DATE: N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
1	3.12	MAN-MADE WET DETENTION
2	0.53	MAN-MADE WET DETENTION
3	1.64	MAN-MADE WET DETENTION
4	0.32	MAN-MADE WET DETENTION
5	3.66	MAN-MADE WET DETENTION
6	0.60	NO TREATMENT SPECIFIED
	Total: 9.87	

Water Quality/Quantity Comments:

The project consists of a 253 lot residential subdivision. Water quality treatment and attenuation will be provided by the six (6) proposed wet detention ponds. Elevations referenced on the construction plans are based on the 1988 North American Geodetic Vertical Datum (NAVD).

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)
0.10	0.53	Equivalent Excavation	N/A
0.72	1.01	Storage Modeling	N/A

Floodplain Comments:

The total amount of proposed floodplain encroachment volume is 0.82 acre-feet for the project, consisting of 0.10 acre-feet of encroachment within the Gates Creek floodplain and 0.72 acre-feet encroachment associated with wetland/surface water impacts within the interior of the site.

Proposed 'Floodplain Compensation Area 1' will provide 0.53 acre-feet equivalent excavation to compensate for the 0.10 acre-feet encroachment within the Gates Creek floodplain.

Site specific drainage modeling was used to demonstrate no adverse flooding impacts due to the proposed stormwater management system and due to the loss of existing storage (0.72 acre-feet) associated with proposed wetland/surface water impacts within the interior of the site. The site specific drainage modeling includes 1.01 acre-feet floodplain compensation provided by proposed 'Floodplain Compensation Area 2'.

*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*
COM-W3	10.64	10.26	0.00	0.00	0.38	0.00
COM-W4	2.07	2.07	0.00	0.00	0.00	0.00
COM-W5	3.43	3.43	0.00	0.00	0.00	0.00
Upland Cut Ditches	1.75	0.11	1.64	0.00	0.00	0.00
Total:	17.89	15.87	1.64	0.00	0.38	0.00

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

Wetland/Other Surface Water Comments:

There are 16.14 acres of wetlands (FLUCCS 615 and FLUCCS 630) located within the project area for this ERP modification. Temporary dredging impacts to 0.38 acre of the project wetlands will occur for construction of discharge swales. Re-vegetation of the temporarily impacted wetland areas is to occur in accordance with the specific conditions of this permit. There are no permanent wetland impacts authorized by this permit. There are 1.75 acres of other surface waters features (FLUCCS 510), consisting entirely of upland cut ditches, located within the project area. Permanent filling impacts to 1.64 acres of the project surface waters will occur for construction of the residential development and associated stormwater management system.

Mitigation Information

Mitigation Comments:

In order to provide reasonable assurance that the project will not cause adverse secondary impacts to wetlands, as described in Subsection 10.2.7 of the Applicant's Handbook Volume I, wetland buffer plantings are required in this permit as shown on Sheet 318 of the permitted construction plans due to the fact that an average 25-foot, minimum 15-foot wetland buffer will not be fully maintained between the adjacent wetlands and the upland activity. The supplemental wetland buffer plantings will provide the District with reasonable assurance that the project will not have adverse secondary impacts to the adjacent wetlands.

Wetland mitigation will not be required for permanent filling impacts to 1.64 acres of upland-cut ditches pursuant to Subsection 10.2.2.2 of the ERP Applicant's Handbook Vol. I. Under this Subsection, wetland mitigation is not required for impacts to drainage ditches and ponds 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 and for impacts to wholly owned ponds that were constructed in uplands, which are less than one acre in area and do not provide significant habitat for threatened or endangered 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 wetlands, wetland buffers, buffer planting areas 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
 - c. limits of approved wetland and surface water impactsThe 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, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s) 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. 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."

11. 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.
12. 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.
13. The Permitted Plan Set for this project includes the set received by the District on March 9, 2018.
14. 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.

15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. The approved wetland buffer plantings, as shown on Sheet 318 of the construction plans, are required in order to provide the District with reasonable assurance that the project will not have

adverse secondary impacts to the adjacent wetlands, as described in Subsection 10.2.7 of the Applicant's Handbook Volume I. The buffer plantings shall be completed prior to the transfer to operation of the facility. The buffer plantings shall meet a success criteria of 80 percent survival for a period of one year and shall be maintained such that they remain in their intended condition for the life of the system.

24. After receipt of the Statement of Completion and as-built drawings from the permittee and prior to transfer to operation phase, the District shall inspect and evaluate the temporary wetland impact areas. The temporarily impacted wetland areas will be restored through supplemental plantings of *Spartina bakeri*, as shown on Sheet 318. Pursuant to subsections 10.2.2 (a-b) and 10.2.2.3 (a-d) of the Applicant's Handbook Volume I, the District shall determine if the temporary impacts have been adequately offset. If the areas are not in compliance with the aforementioned listed subsections of the Applicant's Handbook Volume I and the planting plan, corrective actions will be required to bring this matter into compliance within 60 days upon District notification of the deficiencies.
25. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

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 1) 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**

Woodleaf Hammock

PROJECT NAME

Residential

PROJECT TYPE

Manatee

COUNTY

S29/T34S/R19E, S32/T34S/R19E

SEC(S)/TWP(S)/RGE(S)

SMR Northwest Land, LLC

PERMITTEE

See permit for additional permittees

APPLICATION ID/PERMIT NO: 753066 / 43033170.026

DATE ISSUED: March 20, 2018



Michelle K. Hopkins, P.E.

Issuing Authority

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

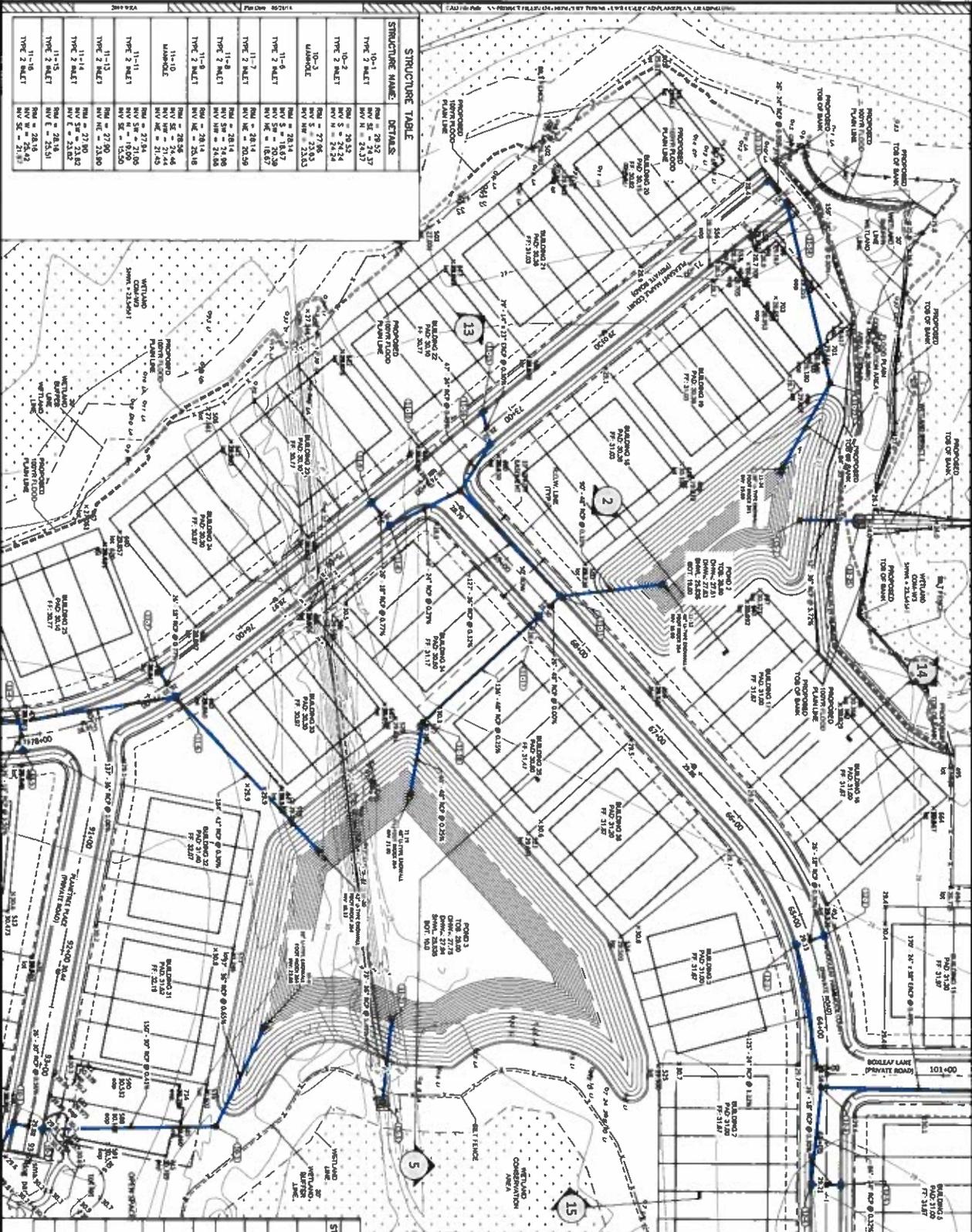
Notice of Rights

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.



STRUCTURE NAME	DETAILS
TYPE 1 MELT	RM = 29.52 AV H = 24.37 AV S = 24.37
TYPE 2 MELT	RM = 29.53 AV H = 24.34 AV S = 24.34
TYPE 3 MELT	RM = 27.96 AV H = 23.53 AV S = 23.53
TYPE 4 MELT	RM = 28.14 AV H = 23.59 AV S = 23.59
TYPE 5 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 6 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 7 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 8 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 9 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 10 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 11 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 12 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 13 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 14 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06
TYPE 15 MELT	RM = 28.14 AV H = 24.06 AV S = 24.06

STRUCTURE NAME	DETAILS
TYPE 1 MELT	RM = 27.94 AV H = 21.50 AV S = 21.50
TYPE 2 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 3 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 4 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 5 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 6 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 7 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 8 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 9 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 10 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 11 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 12 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 13 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 14 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18
TYPE 15 MELT	RM = 28.00 AV H = 21.18 AV S = 21.18

1. ALL GRADES, EXCEPT LIGHT AND SLOPE, SHALL BE FINISHED GRADES UNLESS OTHERWISE NOTED.

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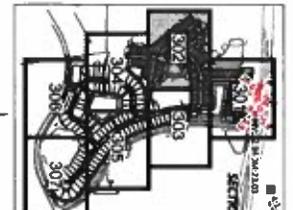
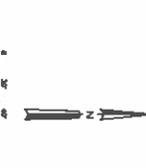
11. ALL GRADES SHALL BE FINISHED GRADES UNLESS OTHERWISE NOTED.

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14. ALL GRADES SHALL BE FINISHED GRADES UNLESS OTHERWISE NOTED.

15. ALL GRADES SHALL BE FINISHED GRADES UNLESS OTHERWISE NOTED.



NO.	REVISIONS	DATE
15	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
14	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
13	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
12	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
11	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
10	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
9	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
8	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
7	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
6	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
5	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
4	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
3	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
2	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11
1	REVISED FOR COUNTY ENV AND UTILS COMMENTS	08/11/11

