ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

November 30, 2018

Case Manager
Manatee County Building and Development Services
1112 Manatee Ave. West 4th Floor
Bradenton, FL 34205

Re: Avaunce Final Plat
ZNS Project No.: 44225

This letter will certify that the following items are not a requirement of this Plat.

- There are no private improvements in the public right of way (paver brick, right of way islands, etc.)
- The POMD/BOS will be executed as a part of the Defect Turnover
- There are no off-site easements
- Infrastructure improvements will be bonded

We trust the above satisfies your requirements for Plat submittal. If you have any further questions, please contact us.

Sincerely,
ZNS Engineering, L.C.

Nathan Kragt, P.E.
Senior Vice President

JULY 12, 2018

AVAUNCE, A SUBDIVISION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE S 89°30'04" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 654.88 FEET; THENCE S 00°05'06" W, A DISTANCE OF 997.26 FEET; THENCE S 89°28'47" E, A DISTANCE OF 657.67 FEET TO THE WEST RIGHT-OF-WAY LINE OF LORRAINE ROAD, AS RECORDED IN ROAD PLAT BOOK 5, PAGE 190 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°04'17" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 184.83 FEET; THENCE N 89°32'11" W, A DISTANCE OF 435.77 FEET; THENCE S 00°02'27" E, A DISTANCE OF 99.54 FEET; THENCE S 89°28'21" E, A DISTANCE OF 435.83 FEET TO AFORESAID WEST RIGHT-OF-WAY LINE; THENCE S 00°04'17" E, ALONG AFORESAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 204.86 FEET; THENCE N 89°21'01" W, A DISTANCE OF 117.04 FEET; THENCE S 00°10'24" E, A DISTANCE OF 100.42 FEET; THENCE S 89°30'42" E, A DISTANCE OF 116.86 FEET TO AFORESAID WEST RIGHT-OF-WAY LINE; THENCE S 00°04'17" E, ALONG AFORESAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 309.49 FEET; THENCE N 89°17'00" W, A DISTANCE OF 1,320.51 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 15; THENCE N 00°15'01" E, ALONG SAID WEST LINE, A DISTANCE OF 1,891.73 FEET TO THE POINT OF BEGINNING.

T:\AVAUNCE\PLAT\Descriptions\AVAUNCE-PLAT.docx (bernie)

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)

November 08, 2017

Lorraine Partners, LLC
Attn: Edward Bongart
1640 Jameston Drive
Charlotte, NC 28209

Patricia Davis
5808 Lorraine Road
Bradenton, FL 34211

David/Dorothea Probus
5808 Lorraine Road
Bradenton, FL 34211

Stephen/Barbara Wolfson
9744 Winton Road
Cincinnati, OH 45231

D&E Ventures, LLC
Attn: Edward Bongart
1640 Jameston Drive
Charlotte, NC 28209

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

Project Name:	Lakewood Estates
App ID/Permit No:	743115 / 43042929.000
County:	Manatee
Sec/Twp/Rge:	S15/T35S/R19E, S16/T35S/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: U. S. Army Corps of Engineers
Nathan Kragt, ZNS Engineering, L.C.

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County:	Manatee
Sec/Twp/Rge:	S15/T35S/R19E, S16/T35S/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: U. S. Army Corps of Engineers
Nathan Kragt, ZNS Engineering, L.C.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43042929.000

EXPIRATION DATE: November 08, 2022 **PERMIT ISSUE DATE:** November 08, 2017

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

PROJECT NAME: Lakewood Estates

GRANTED TO:
Lorraine Partners, LLC
Attn: Edward Bongart
1640 Jameston Drive
Charlotte, NC 28209

OTHER PERMITTEES:
Patricia Davis
5808 Lorraine Road
Bradenton, FL 34211

David/Dorothea Probus
5808 Lorraine Road
Bradenton, FL 34211

Stephen/Barbara Wolfson
9744 Winton Road
Cincinnati, OH 45231

D&E Ventures, LLC
Attn: Edward Bongart
1640 Jameston Drive
Charlotte, NC 28209

ABSTRACT: This permit authorization is for the construction of a new stormwater management system, serving a 41.52-acre residential subdivision, as named above and as shown on the approved construction drawings. The proposed activities include the construction of 139 residential units with associated utility and roadway infrastructure and the creation of a wet detention stormwater management system (Ponds SWF #1, SWF #2, SWF #3, and SWF #4), among which Ponds SWF #1 and SWF #2 are inter-connected. The wet ponds will provide treatment and attenuation of the runoff from the project area to meet water quality and quantity requirements. The project site is located on the west side of Lorraine Road, approximately 0.15 miles north of State Road 70 East in Manatee County. 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 proposed project.

OP. & MAIN. ENTITY: Lakewood Estates Community Association, Inc.

OTHER OP. & MAIN. ENTITY: N/A

COUNTY: Manatee

SEC/TWP/RGE:	S15/T35S/R19E, S16/T35S/R19E
TOTAL ACRES OWNED OR UNDER CONTROL:	41.52
PROJECT SIZE:	41.52 Acres
LAND USE:	Residential
DATE APPLICATION FILED:	March 09, 2017
AMENDED DATE:	N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
SWF #1	1.53	MAN-MADE WET DETENTION
SWF #2	2.52	MAN-MADE WET DETENTION
SWF #3	2.20	MAN-MADE WET DETENTION
SWF #4	1.69	MAN-MADE WET DETENTION
	Total: **7.94**	

Water Quantity/Quality Comments:
Water quality treatment and water quantity attenuation are to be provided in four wet detention ponds. The stormwater management system has been designed to limit the post-development 25-year, 24-hour discharge rate to the peak pre-development 25-year, 24-hour rate. The Engineer-of-Record has provided an ICPR drainage analysis to demonstrate that the proposed improvements will not result in any adverse on-site or off-site impacts. The vertical datum associated with this project is NGVD1988.
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)
0.04	0.00	Storage Modeling	N/A

Floodplain Comments:
The Bradenton Watershed Model (May 2013) indicates that portions of the site are located in a 100-year floodplain (established at an elevation of 32.15 feet NAVD 88 per the model). The proposed design will result in 0.04 acre-feet of floodplain encroachment. The Engineer of Record has demonstrated that these impacts will be compensated for by the use of Storage Modeling.

*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*
Other Surface Water Ponds	0.23	0.00	0.23	0.00	0.00	0.00
Other Surface Water Ditches	0.36	0.00	0.36	0.00	0.00	0.00
Total:	**0.59**	**0.00**	**0.59**	**0.00**	**0.00**	**0.00**

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

Wetland/Other Surface Water Comments:
There are 0.23 acre of other surface water ponds (FLUCCS 534) and 0.36 acre of other surface water ditches (FLUCCS 510) located within the project area for this permit. There will be 0.23 acre of permanent filling impacts to other surface water ponds and 0.36 acre of permanent filling impacts to other surface water ditches associated with the construction activities authorized in this permit.

Mitigation Information

Mitigation Comments:
Wetland mitigation is not required for the 0.23 acre of permanent filling impacts to upland dug ponds pursuant to Subsection 10.2.2.2 of the Environmental Resource Applicant's Handbook Volume I. Under this subsection, wetland mitigation is not required for impacts to wholly owned ponds that were entirely constructed in uplands and that are less than one acre in area.

Wetland mitigation is not required for the 0.36 acre of permanent filling impacts to upland dug ditches pursuant to Subsection 10.2.2.2 of the Environmental Resource Applicant's Handbook Volume 1 (A.H.V.I). Under this Subsection, wetland mitigation is not required for impacts to upland dug ditches that do not provide significant habitat for threatened or endangered species and were not constructed to divert natural stream flow.

Specific Conditions

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

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

3. 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. surface water areas

   b. limits of approved surface water impacts

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

4. 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 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."

5. 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.

6. 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.

7. 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."

8. 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.

9. 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.

10. The Permitted Plan Set for this project includes Plan Sheet No. 11, 12, and 27 from the submittal received by the District on October 10, 2017; all remaining plan sheets are from the set received on September 21, 2017.

11. If prehistoric or historic artifacts such as pottery or ceramics, stone or shell tools or metal implements, 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 area, the permittee shall cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850) 245-6333, as well as the District. Project activities in the immediate vicinity shall not resume without authorization from the District after coordination with the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work that may disturb the unmarked human remains shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

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. 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.

19. 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.

20. 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.

GENERAL CONDITIONS

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

Michelle K. Hopkins, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

i. This permit does not:

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

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

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

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

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

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

l. The permittee shall notify the Agency in writing:

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

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

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

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

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

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

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

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

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

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

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

Lakewood Estates
PROJECT NAME

Residential
PROJECT TYPE

Manatee
COUNTY

S15/T35S/R19E, S16/T35S/R19E
SEC(S)/TWP(S)/RGE(S)

Lorraine Partners, LLC
PERMITTEE See permit for additional permittees

APPLICATION ID/PERMIT NO: 743115 / 43042929.000

DATE ISSUED: November 08, 2017

Michelle K. Hopkins, P.E.
Issuing Authority

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

Notice of Rights

ADMINISTRATIVE HEARING

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

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

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

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

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

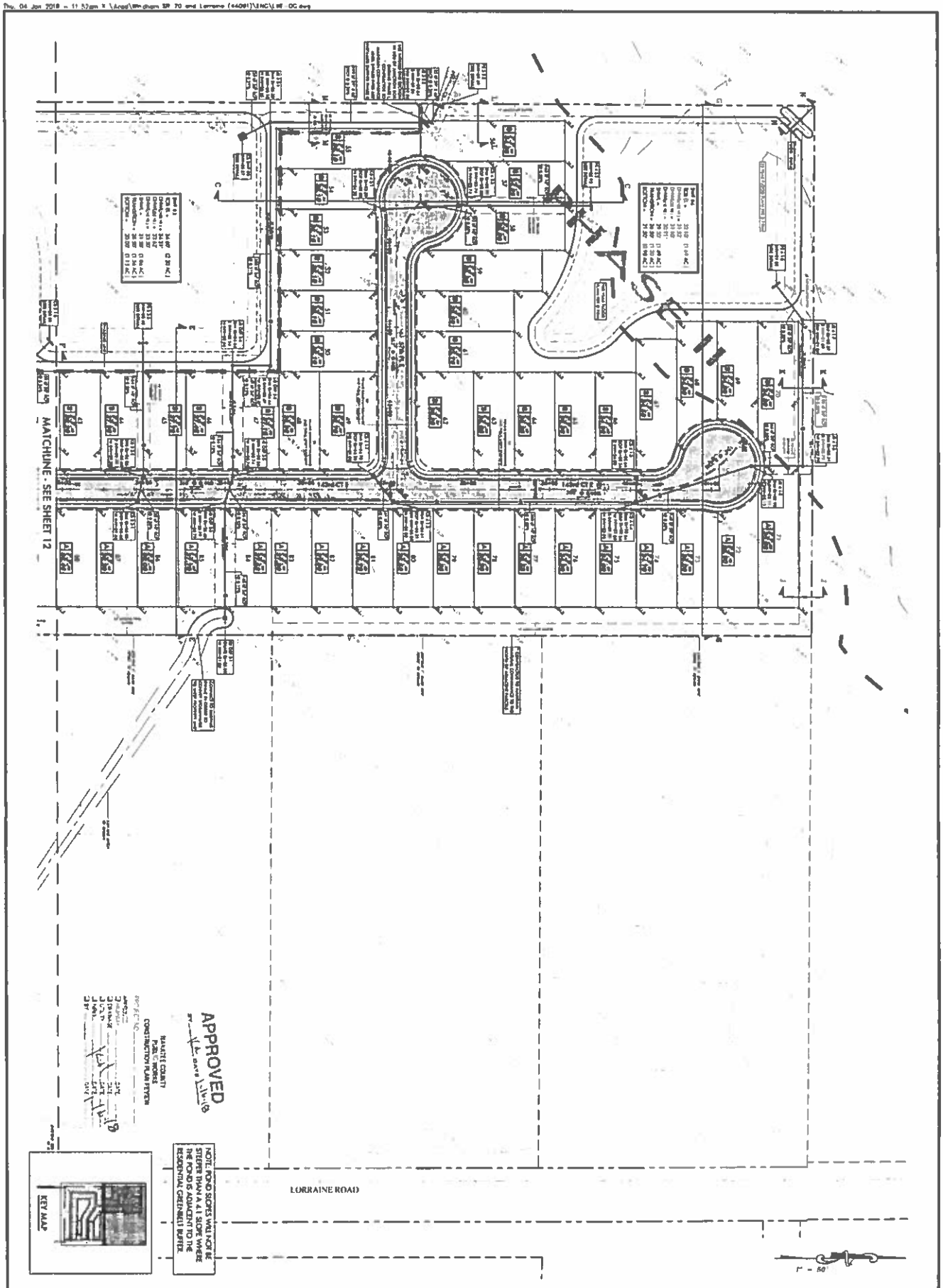
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed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

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

JUDICIAL REVIEW

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

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.



DRAINAGE AND GRADING PLAN
FOR
LAKEWOOD ESTATES

LOCATED IN
SECTION 13, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS

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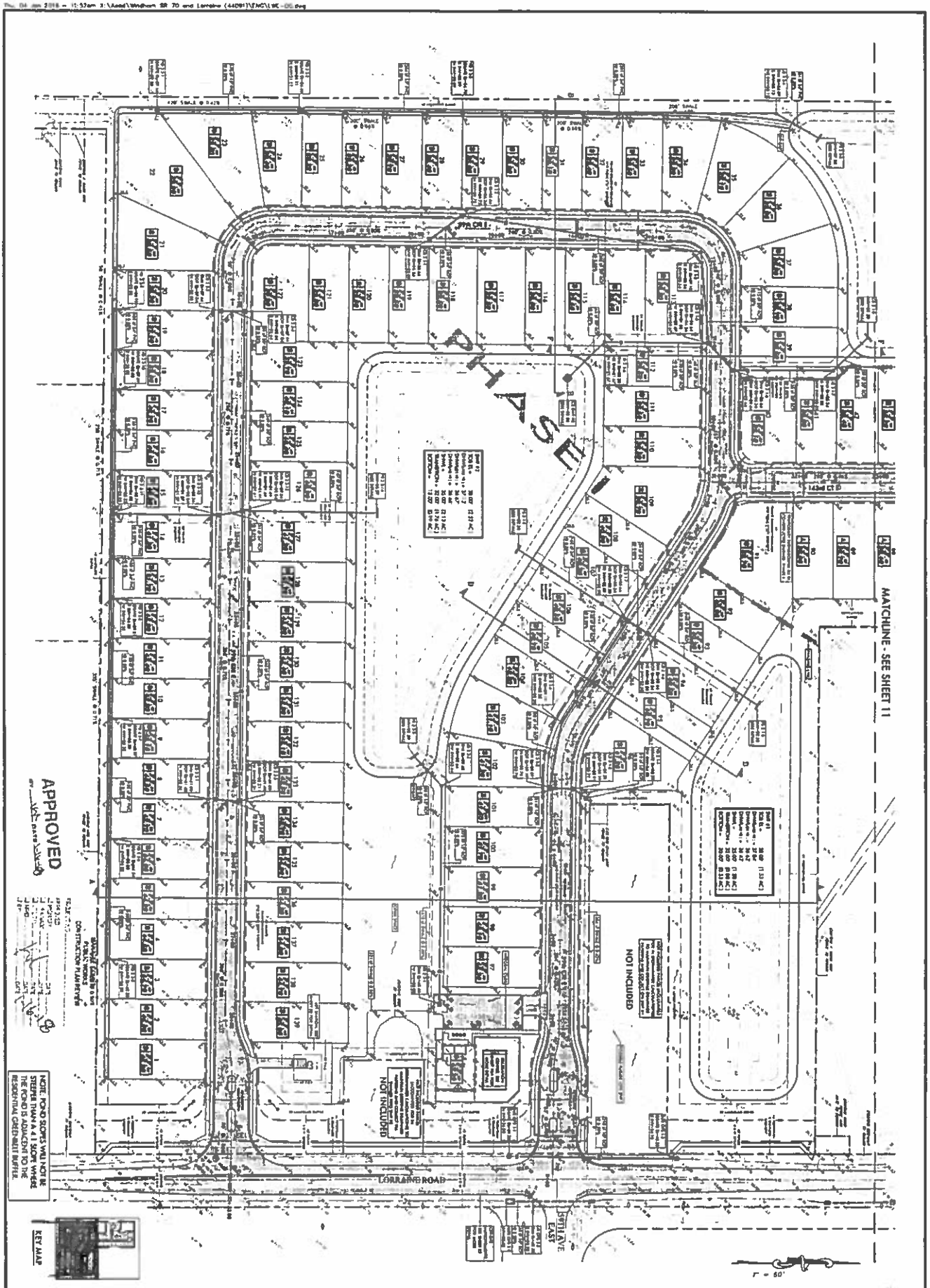

DRAINAGE AND GRADING PLAN
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JAN 0 4 2018

Building and Development Services
Public Hearing Division
1112 Manatee Avenue W.
Bradenton, FL 34205
Phone: (941) 748-4501 ext. 6859
www.mymanatee.org

January 12, 2018

Mr. Nathan Kragt, P.E.
ZNS Engineering, LC
201 5th Avenue Drive East
Bradenton, FL 34208

Case Number:	PDR-16-08/17-S-05/FSP-17-08
DTS Number:	20170084 MEPS 550
Case Name:	Lakewood Estates
Type of Approval:	Final Site Plan/Preliminary Plat
PIN:	582300000 Others PINs: 582307005, 582305751, 582314001, 582314050, 582315008 & 582316006
Sec./Twp./Rge.:	15 & 16 / 35S / 19E
Zoning:	PDR
FLUC:	RES-1, and R/O/R
Location:	5818, 5808, 5916, 5926, & 5936 LORRAINE Road and 14015 SR 70 E
Proposed Use:	139 single-family detached residential lots
Setbacks:	Front: 25' (front loaded garage) 20' (side loaded garage) Rear: 15' Waterfront: 30' Agriculture Use: 35' Side: 5' Min. (Min. Lot Width = 50')
Special Conditions:	See listed stipulations

This Final Site Plan/Preliminary Plat for Lakewood Estates has been reviewed by the appropriate reviewing agencies and is found to be in compliance with the Manatee County Land Development Code (LDC) and Comprehensive Plan.

This approval shall expire January 12, 2022. This plan is approved under the provisions of Section 323.4 of the Land Development Code.

Please note that in addition to the approve application, a valid Certificate of Level of Service (CLOS) is required pursuant to LDC Section 360. Applications for potable water, sanitary sewer, solid waste, parks, transit, drainage, fire flow and traffic have been approved.

CLOS # 16-031 was issued on 11/04/2016 and shall expire on 11/04/2019. Applicant is advised that all phases must receive final plat approval prior to the expiration of the Certificate of Level of Service (CLOS). Otherwise, each phase not platted by this expiration date shall be subject to a full concurrency review.

This approval is for a total of 139 single-family detached lots. Approval is based on the following conditions and requirements stipulated by the respective departments:

PRISCILLA TRACE * CHARLES B. SMITH * STEPHEN JONSSON * ROBIN DISABATINO * VANESSA BAUGH * CAROL WHITMORE * BETSY BENAC
District 1 District 2 District 3 District 4 District 5

A. Case Manager/Planning and Zoning Conditions:

1. This site shall comply with the terms and conditions Zoning Ordinance PDR-16-08(Z)(P).

2. The site plan submitted with this application shall be part of the approval.

3. A forty-foot wide access easement shall be identified on the Final Plat as recorded in the Manatee County Public Records as Official Record Book 811, Page 411. The referenced easement (approximately 680 feet in length) is located on the southwest portion of the project site and runs from SR 70 to the north along the west property line of Parcel Identification Number 582312005.

4. No lots shall be platted through any greenbelts, landscape buffers, retention ponds, wetlands, or wetland buffers.

5. In accordance with LDC Section 531.47.G, residential structures shall be setback at least 75 feet from existing pet service establishment (kennel) located on adjacent property to the south. The setback shall be measured from the proposed residential unit(s) to the nearest structure on the kennel property.

6. Subdivision streets within the gated access shall be constructed to Manatee County Transportation Department Highway, Traffic & Stormwater standards, and privately owned and maintained by a home owner association (HOA).

7. Subdivision streets outside the gated access shall be constructed to Manatee County Transportation Department Highway, Traffic & Stormwater standards, and owned and maintained by Manatee County.

8. Any gates shall be accessible to emergency providers in accordance with the requirements of all applicable County ordinances and regulations.

9. Signs are not approved with this request. Signs details (size and type) shall be reviewed and approved with Building Permits. Limitation may apply.

10. A "Lighting Plan" for the recreational center has been approved at this time.

11. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and shall include language informing prospective homeowners in the project of the following:

    a. There is a planned thoroughfare adjacent to the project (i.e. Lorraine Road, a four-lane arterial roadway), and potential noise associated with this planned roadway.

    b. The presence of a pet service establishment (kennel) and active agricultural operations in the nearby area and their potential impacts (noise and odor).

    c. Streets within this subdivision will be privately owned and maintained by the Homeowner's Association or other appropriate legal entity.

If there are any questions pertaining to the Planning and Zoning Conditions, please contact Rossina Leider at (941) 748-4501, extension 6859

B. Concurrency Conditions:

A Certificate of Level of Service, CLOS # 16-031, was issued on 11/04/2016 and shall expire 11/04/2019. Applicant is advised that all phases must receive final plat approval prior to the expiration of the Certificate of Level of Service (CLOS). Otherwise, each phase not platted by this expiration date shall be subject to a full concurrency review.

The Traffic Impact Analysis (TIA) identified one access related improvement which was directly attributed to project impacts. The site-related improvement, which will improve traffic ingress and egress to the proposed site, is listed below:

1. Construct a northbound left-turn lane at the northern project driveway on Lorraine Road. The northbound left-turn lane shall be 400 feet, including a 50 foot taper, and constructed in accordance with FDOT Design Standards (Index 301).

If there are any questions pertaining to the Concurrency Conditions, please contact Susan Barfield at (941) 748-4501, extension 7218.

C. Florida Department of Health Conditions:

1. The project will be served by county water and county sewer.

2. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material. A permit is required from FL Department of Health unless work is approved by County Public Works. Abandonment permit information can be obtained by calling 941-748-0747, x1340.

3. Public swimming pools and spas shall meet the standards in Chapter 64E-9, Florida Administrative Code, and require an Initial and an Annual operating permit from FL Department of Health. Prior to submitting an Application for a Building Permit, contact Environmental Health at (941) 748-0747 x1340 for application information and fees.

If there are any questions pertaining to the Florida Department of Health Conditions, please contact Terri Stripling at (941) 748-0747, extension 1415.

D. Utility Engineering Conditions:

1. All potable water, reclaimed water and sanitary sewer construction shall be in accordance with the approved Construction Plan.

2. A Defect Security Bond, Subdivision Improvements Agreements and Bill of Sales shall be provided at the time of Certification of Completion.

3. Proper documentation for all required public utility easements shall be provided prior to Certification of Completion.

If there are any questions or comments pertaining to the Utility Engineering related Conditions, please contact Paul Hass at (941) 708-7450, extension 7656.

E. Fire District Conditions:

This department has reviewed the above referenced plans under the 2012 Edition of the Florida Fire Prevention Code and East Manatee Fire Rescue Ordinance 15-A and the following comments are stipulations for approval.

The following comments and requirements are contingent for permit approval and Certificate of Occupancy by the East Manatee Fire Control District.

1. Upon fire department review of referenced prints no noted problems or code violations were found. EMFR continues to have no objections with this project.

2. The entry gate (departure lane) located on 59th Circle East (north), the gate needs to be a minimum of 15 feet clear width. The road width can stay at 12 feet but the gate will need to be 15 ft. A note on the FSP sign off will be sufficient.

3. Contractor shall provide to this department documentation indicating the hydrants at this location are in proper working order and shall be tested by a State Certified Contractor I or II. Documentation of testing shall be provided to this department prior to final CO. Documentation shall include GPM, static, flow & residual pressures.

4. The following site inspections will be required by the Fire Department as applicable prior to the issuance of a Certificate of Occupancy:

   A. Flow test of hydrant(s) for compliance to the required fire flow.

Fire department review for code compliance shall not be construed as authority to violate, cancel alter or set aside any provisions of the adopted codes; nor shall such review prevent the Fire Marshal from thereafter requiring a correction of errors in plans, or in construction, or of violation of the codes.

The proposed project is within the jurisdiction of the East Manatee Fire & Rescue District and the contact person is Alex Onishenko, Fire Marshal. Telephone: (941) 751-5611

F. Environmental Review Section Conditions:

1. An Environmental Resource Permit (ERP) approved by SWFWMD shall be provided to the Environmental Review Section (ERS) for review prior to Commencement of Construction.

2. Nuisance, exotic plant species removal must be completed in accordance with the approved Final Site Plan and inspected by Planning Department's Environmental Review Section staff, or be bonded, prior to Final Plat / Certificate of Occupancy issuance.

   When ready for inspections, please contact the Environmental Planning Division at 748-4501, ext. 6847.

3. Prior to Final Plat approval all required landscaping and irrigation shall be installed or bonded.

4. Tree barricades for trees to be preserved during construction shall be located at the drip line, unless otherwise approved by the Environmental Review staff, prior to commencement of construction. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling, grade changes, compaction of soil, or excavation; storage or construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the ERS for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - The methodology used to secure the well during construction (e.g. fence, tape); &
   - The final disposition of the well - used, capped, or plugged.

6. The Notice to Buyers shall include language that informs homeowners of the requirement for street trees. The Notice to Buyers and the Homeowner Association's documents, or Deed Restrictions, governing the development shall state that the maintenance of street trees shall be the responsibility of the property owner.

7. The Notice to Buyers shall include language that informs homeowners that this project/subdivision is located adjacent to rural, agricultural and/or natural resource land management areas and near a pet service establishment (kennel). Smoke from open burning, odors, dust and noises associated with these existing land uses may occur on an ongoing basis. Potential buyers of properties in this area shall recognize the need for such land management activities.

8. A Water Well Construction Permit must be obtained prior to the construction of any proposed well(s).

9. Two separate inspections by ERS staff are required prior to authorization of construction and/or land clearing activities:

   - You are authorized to stake erosion and sediment control (ESC) device locations. After staking ESC measures, ERS staff must be contacted to inspect the staked locations.
   - After the installation of ESC devices has been completed, a second inspection is required to ensure adequacy.

   When ready for silt fence staking and installation inspections, contact Kathleen Davis at Kathleen.Davis@mymanatee.org (941/748-4501 ext. 6847).

10. Street Trees (Residential):

a. Canopy trees within 10' of a public sidewalk shall meet Manatee County Public Works Standard Section 301.1, and Exhibit 301.1, entitled "Sidewalk Location Close to Trees". All sidewalks in the Right of Way within 10' of an existing or proposed tree that will exceed 6" in diameter at maturity shall be 5" thick and contain 2-#3 rebar entered verticially and spaced 3' on center. Palms are not considered trees.

b. If within ten (10') ft. of the tree trunk, potable water service line shall have 48 inches of cover from top of pipe from the meter to the home connection; or, as an alternative, the water line may be installed at 18 inches with a polyethylene service pipe conforming with AWWA C-901.

c. Where within ten (10') ft. of the tree trunk, irrigation service lines from the street shall have 48 inches of cover from top of pipe to the valve, or as an alternative,

If there are any questions pertaining to the Environmental Review Section Conditions, please contact Kathleen Davis at (941) 748-4501, extension 6847.

G. Utilities/Access/Drainage related Conditions:

Please contact:

- Ken LaBarr, Infrastructure Inspections Division Manager prior to the start of construction (941) 708-7450, Ext 7323 or email kenneth.labarr@mymanatee.org

- Robert Knable, Environmental Review Section Manager prior to erosion control staking (941) 748-4501, Ext 6206 or email robert.knable@mymanatee.org

1. Pursuant to **Section 801.3.W** of the **LDC**, sediment and erosion control measures are required for the development in order to control and minimize damage to downstream and adjacent property, the conveyance system, and to preserve water quality. No grading, and or clearing, except brush removal for surveying, or filling shall be commenced until all erosion and sedimentation measures have been applied to all the disturbed areas and specifically around any water bodies, watercourses, or wetlands.

2. Prior to C.O. it must be demonstrated that any **"Roadway Improvements"** and/or **"Storm Water Improvements"**, including roadway and storm water installations have been installed and accepted by all entities. This includes final infrastructure inspection approval for the roadway improvement and storm water facilities. Contact Mr. Ken LaBarr at 708-7450, Ext. #7323, Infrastructure Inspection Division of the Public Works Department to discuss all infrastructure inspection criteria.

3. A **"Right Of Way Use Permit"** shall be required for any directional bore/open cut and utility main installation construction within the Right of Way. This said permit shall be issued and all work associated with said permit shall be inspected and approved by Mr. Matt Merucci with the Manatee County Inspection Department prior to the release of any form of C.O. Contact Mr. Merucci at (941) 708-7450, Ext. #7342 for issuance and inspection procedures.

4. Prior to Final Plat, all Permanent Reference Monuments and Lot Corners shall be installed. Permanent Control Points shall be certified by an official affidavit within one (1) year of recording or prior to the release of the improvement bond.

5. Prior to C.O., any associated **"Drainage Easements"**, as depicted to be vacated or legally recorded on the "Final Site Plan", must be accepted by the Property Management Department. Contact Mr. Larry Decker at (941) 748-4501, Ext #6287 for all acceptance and recording procedural requirements. A copy of the accepted and legally recorded instrument shall be provided to this office prior to the commencement or scheduling of any future final zoning inspection.

6. Prior to C.O., any associated **"Utility Easements"**, as depicted to be legally recorded on the "Final Site Plan", must be accepted by the Property Management Department. Contact Mr. Larry Decker at (941) 748-4501, Ext #6287 for all acceptance and recording procedural requirements. A copy of the accepted and legally recorded instrument shall be provided to this office prior to the commencement or scheduling of any future final zoning inspection.

7. A **"Performance"** Bond for 130% of the total estimated cost shall be posted with Manatee County, to assure the completion of the required public / private improvements if development is to be platted before completion of required improvements or before final "C.O." approval. **LDC Section 337.5.**

8. A **"Defect Security"** Bond of 10% shall be posted with Manatee County for the purpose of correcting any construction, design or material defects or failures within County rights-of way or easements related to this improvement before final "C.O." approval. **LDC Section 337.6.**

Please submit all **Bond Cost Estimates** to:

John Pari, P.E. (john.pari@mymanatee.org)
Manatee County Public Works Dept./Growth Management Division
1022 26th Avenue East, Bradenton, FL 34208
(941) 708-7450, Ext. 7610

For any questions regarding **Bonds or Bond Forms**, please contact:

Jane Oliver, Bond Coordinator (jane.oliver@mymanatee.org)
Manatee County Public Works Dept./Fiscal Services Division
1022 26th Avenue East, Bradenton, FL 34208
(941) 708-7450, Ext. 7613 / FAX (941) 708-7502

Per Ordinance 09-24 passed by the Manatee County Board of County Commissioners on May 19, 2009, we no longer require bonding for lot front sidewalks.

9. For **"Certification"**, a letter (signed and sealed) or a letter requesting final zoning inspection approval (aka) **"Certificate of Completion"** (COC) approval from the property owner shall be submitted to Mr. Ken LaBarr with the Public Works Department once the project is 100% complete and meets substantial compliance with the approved plans. This certification shall include all Site Plan requirements

including but not limited to Right of Way and easement dedications, a copy of the confirmation letter for "As Built Drawing" submittal to the **SWFWMD** and all associated required improvements. A Final Zoning Inspection will be completed within 48 hours. (two working days) If inadequate, a Deficiency Notice will be forwarded to the Engineer of record and or the owner noting same. Certifications or letters of inspection request listing outstanding construction or substantial deviations are considered STATUS/PROGRESS reports.

RECORD DRAWINGS:

1. To assist in expediting the *"Paving, Grading and Drainage"* "Record Drawing" submittal and "*Final Acceptance Letter*", please provide *two (2) sets* of *As-Built plans; one (1) set of As-Built Mylars; and one (1) CD Rom;* directly to **John Pari, P.E. Public Works Stormwater Engineering Section**. See Public Works Transportation Standards Index 800 for instructions and submittal procedures.

   To assist in expediting the *"Utility" "Record Drawing"* submittal and *"Final Acceptance Letter"*, please provide *two (2) sets of As-Built plans; one (1) set of As-Built Mylars; and one (1) CD Rom*; directly to **Paul Hull, Public Works Growth Management Engineering Section.** See Public Works Utility Standards

If there are any questions pertaining to the utilities or drainage comments, please contact Karla K. Ripley at (941) 708-7450, extension 7337.

NOTE: Any changes to existing approved plans must be re-submitted through the review process for acceptance and revised Construction Plans must be submitted to this office for approval.

The application for a building permit constitutes an agreement on the part of the owner to abide by all of the foregoing conditions and stipulations. Furthermore, it will be necessary for the engineer and. or architect of record to certify that all site improvements, as approved, have been completed prior to the final acceptance. All improvements and structures must be installed per the approved plan. Any deviations to the approved plan must be submitted as a Revised Plan in accordance with Section 323 of the LDC.

Please be aware that structures existing on the site that are to remain should be indicated as such on the plan. Existing structures not shown on the plan or indicated on the plan to be removed shall be removed prior to issuing a C.O. unless otherwise provided for in the approval.

The issuance of a C.O. is dependent on reaching the minimum improvements indicated on the Final Site Plan. Stipulations that condition to the C.O. must be approved in writing by the respective department, prior to the C.O. being issued. A Temporary C.O. *may* be issued by the Building Official once all safety considerations and minimum improvements have been met. There shall be NO extensions of any T.C.O. issued, except by application and express approval of the appropriate departments, prior to issuance by the Building Official.

The issuance of a Final Acceptance is dependent on reaching the minimum improvements indicated on the plan. Stipulations that condition the Final Acceptance must be approved in writing by respective department, prior to the Final Acceptance being issued.

Manatee County shall not extend this approval nor, after this approval's expiration, renew any expired or invalidated permit. Failure to meet deadlines for progressive development, inspections, completion, and occupancy certification after this approval's expiration may result in the loss of development rights.

A copy of this letter, signed by the property owner/developer/agent, and an Erosion and Sediment Control Plan (ESCP), must be presented when applying for a building permit along with the approved plan.

Sincerely,

Rossina Leider, Case Manager
Building & Development Services Department

I have read and understand this letter and agree to the conditions and regulations herein. I will provide a copy of this letter and approved Site Plan to the General Contractor prior to commencement of construction for this Project.

1/25/18
Date

Property Owner, Developer, Agent (responsible for overseeing site development)

DATE: September 13, 2017

_X__ **APPROVED**

___ **CONDITIONAL APPROVAL AS SUBMITTED AND NOTED**

TO: Manatee County Building Department

___**DENIED, INSUFFICIENT DRAWINGS**

RE: Permit Application # FSP 17-08V3 Project Name: Lakewood Estates 139 S/F Homes
BS-550 5808-5936 Lorraine Rd/ 14015 SR 70

This department has reviewed the above referenced plans under the 2012 Edition of the Florida Fire Prevention Code and East Manatee Fire Rescue Ordinance 15-A and the following comments are stipulations for approval.

The following comments and requirements are contingent for permit approval and Certificate of Occupancy by the East Manatee Fire Control District.

1. Upon fire department review of referenced prints no noted problems or code violations were found. **EMFR continues to have no objections with this project.**

2. The entry gate (departure lane) located on 59th Circle East (north), the gate needs to be a minimum of 15 feet clear width. The road width can stay at 12 feet but the gate will need to be 15 ft. A note on the FSP sign off will be sufficient.

3. Contractor shall provide to this department documentation indicating the hydrants at this location are in proper working order and shall be tested by a State Certified Contractor I or II. Documentation of testing shall be provided to this department prior to final CO. Documentation shall include GPM, static, flow & residual pressures.

4. The following site inspections will be required by the Fire Department as applicable prior to the issuance of a Certificate of Occupancy:

   A. Flow test of hydrant(s) for compliance to the required fire flow.

Fire department review for code compliance shall not be construed as authority to violate, cancel alter or set aside any provisions of the adopted codes; nor shall such review prevent the Fire Marshal from thereafter requiring a correction of errors in plans, or in construction, or of violation of the codes.

If you have any questions, please contact this department.

Sincerely,

Alex Onishenko
Fire Marshal

cc: ZNS Engineering 201 5th Avenue Drive East Bradenton Florida 34208

Manatee County Public Works Department
Growth Management Engineering
1022 26th Avenue East
Bradenton, FL 34208
Phone: (941) 708-7450
www.mymanatee.org

January 16, 2018

ZNS Engineering
201 – 5th Avenue Drive East
Bradenton, FL 34208

Attention: Nathan J. Kragt, P.E. NathanK@ZNSeng.com

RE: **LAKEWOOD ESTATES**
fka: Windam
(PDR-16-08/17-S-05/FSP-17-08) - (DTS #20170084) – (MEPS-550)
Construction Drawing Approval – (139 Lots)

Dear Mr. Kragt:

I have reviewed the above referenced "*Construction Drawings*" and the plans that are accepted by Storm Water Engineering, Traffic Engineering, Utility Engineering and Environmental Planning Department, which are hereby approved by Growth Management Engineering for construction. I am returning two (2) sets of plans marked "Approved" for your use.

These plans consist of the following sheets:

SHEET	DATED	LATEST REVISION
Cover Sheet	----------	08/24/2017
Sheet 2 of 43	10/21/2016	02/16/2017
Sheet 3 of 43	10/21/2017	05/05/2017
Sheet 4 of 43	10/21/2016	02/16/2017
Sheet 5 of 43	10/21/2016	05/19/2017
Sheet 6 of 43	10/21/2016	05/05/2017
Sheet 7 of 43	10/21/2016	05/05/2017
Sheet 8 of 43	10/21/2016	05/05/2017
Sheet 9 of 43	10/21/2016	05/05/2017
Sheet 10 of 43	10/21/2016	10/04/2017
Sheet 10A of 43	10/21/2016	10/04/2017
Sheet 11 of 43	10/21/2016	06/02/2017
Sheet 12 of 43	10/21/2016	08/24/2017
Sheet 13 of 43	10/21/2016	05/05/2017
Sheet 14 of 43	10/21/2016	05/05/2017
Sheet 15 of 43	10/21/2016	05/19/2017
Sheet 16 of 43	10/21/2016	10/04/2017
Sheet 17 of 43	10/21/2016	10/04/2017
Sheet 18 of 43	05/05/2017	05/05/2017
Sheet 19 of 43	05/05/2017	05/05/2017

PRISCILLA TRACE * CHARLES B. SMITH * STEPHEN JONSSON * ROBIN DiSABATINO * VANESSA BAUGH * CAROL WHITMORE * BETSY BENAC
District 1 District 2 District 3 District 4 District 5 District 6 District 7

Sheet 20 of 43	10/21/2016	10/04/2017
Sheet 21 of 43	10/21/2016	10/04/2017
Sheet 22 of 43	10/21/2016	05/05/2017
Sheet 23 of 43	10/21/2016	08/24/2017
Sheet 24 of 43	10/21/2016	05/05/2017
Sheet 25 of 43	10/21/2016	12/22/2017
Sheet 26 of 43	10/21/2016	10/04/2017
Sheet 27 of 43	10/21/2016	09/21/2017
Sheet 28 of 43	10/21/2016	05/05/2017
Sheet 29 of 43	10/21/2016	05/05/2017
Sheet 30 of 43	10/21/2016	02/16/2017
Sheet 31 of 43	10/21/2016	02/16/2017
Sheet 32 of 43	10/21/2016	02/16/2017
Sheet 33 of 43	10/21/2016	05/05/2017
Sheet 34 of 43	10/21/2016	05/05/2017
Sheet 35 of 43	10/21/2016	05/05/2017
Sheet 36 of 43	10/21/2016	10/04/2017
Sheet 37 of 43	10/21/2016	10/04/2017
Sheet 38 of 43	10/21/2016	10/04/2017
Sheet 39 of 43	10/21/2016	10/04/2017
Sheet 40 of 43	10/21/2016	10/04/2017
Sheet 41 of 43	10/21/2016	10/04/2017
Sheet 42 of 43	10/21/2016	10/04/2017
Sheet 43 of 43	10/21/2016	10/04/2017

CONSTRUCTION IS NOT AUTHORIZED WITH THIS APPROVAL. Two separate inspections SHALL BE required after your receipt of this Approval Letter, and as appropriate, the FSP Sign-Off Letter AND your receipt of the STAMPED Construction Drawings and Signed FSP's. The first inspection shall occur BEFORE the start of ANY land clearing or construction activities EXCEPT AS FOLLOWS:

1. **You are authorized to stake erosion and sediment control (SEC) device locations. After staking ESC measures, NRD staff SHALL be contacted to inspect the staked locations. If staking locations are approved, NRD shall authorize the placement of the ESC devices and any land clearing required relative to their placement.**
2. **After the installation of the ESC devices has been completed, a second NRD inspection SHALL be required to ensure the adequacy of the devices. If adequate NRD will authorize land clearing and project construction to begin.**
3. **Please notify the Planning Department, Natural Resource Division at 749-3070 to schedule the above described ESC staking and installation inspections.**

One copy of this approval letter and "Approved Construction Drawings" shall be located in a conspicuous place on the property as required by Section 722.3.3.1 of the Land Development Code.

Contact Ken LaBarr, Infrastructure Inspections Division Manager prior to the start of construction (941) 708-7450, Ext 7323 or email kenneth.labarr@mymanatee.org

Contact Robert Knable, Environmental Review Section Manager prior to erosion control staking (941) 748-4501, Ext 6206 or email robert.knable@mymanatee.org

- Two separate inspections by ERS staff are required prior to authorization of construction and/or land clearing activities:
- You are authorized to stake erosion and sediment control (ESC) device locations. After staking ESC measures, ERS staff must be contacted to inspect the staked locations.
- After the installation of ESC devices has been completed, a second inspection is required to ensure adequacy.

Pursuant to **Section 801.3.W** of the **LDC,** sediment and erosion control measures are required for the development in order to control and minimize damage to downstream and adjacent property, the conveyance system, and to preserve water quality. No grading, and or clearing, except brush removal for surveying, or filling shall be commenced until all erosion and sedimentation measures have been applied to all the disturbed areas and specifically around any water bodies, watercourses, or wetlands.

Any offsite improvements within the Manatee County Right-Of-Way (ROW), **if required, and as depicted on the approved Construction Plans and Final Site Plan, as applicable,** shall require a "Temporary Traffic Control Plan" (TTCP) based on the minimum requirements provided in the Manual Of Uniform Traffic Control Devices (MUTCD) and/or Manatee County Transportation Standard Detail 406.0 (Road/Lane Closure Procedures). The TTCP shall be submitted to Mr. Kenneth LaBarr,

Infrastructure Inspections Division Manager prior to the start of said construction. Contact Mr. LaBarr at (941) 708-7450, Ext 7323 for specific requirements.

In accordance with **Resolution 14-014**, establishing fees for "*Land Development and Construction*" permit fees, effective **June 1, 2011** a "*Construction Drawing*" **(CD)** review fee sum of **$9,340.00 (Paid 02/07/2017);** and **Resolution 14-014**, establishing fees for "*Private Infrastructure Inspection*" **(PII)** , effective **June 1, 2014**, sum of **$20,275.00**, and **Resolution R 08-198** establishing fees for "Infrastructure Testing" **(W Test)**, shall be paid prior to the ***associated*** "*Final Plat*" approval. These fees are based on the construction drawing information and as summarized on the attached *"Construction Drawing Review Fee Worksheet / Infrastructure Inspection Fee Work Sheet*".

POST CONSTRUCTION REQUIREMENTS

A. UTILITIES: WATER AND WASTEWATER SYSTEMS:

Requirements for submittal of water and wastewater system Record Drawings for this project shall be as described in the **December 29, 2017** utility review acceptance letter from Ms. Cheryl King E.I., Manatee County Utilities Project Engineer to Mr. Nathan Kragt, P.E., ZNS Engineering.

B. DRAINAGE, PAVING AND GRADING:

Requirements for submittal of drainage paving and grading Record Drawings shall be as described in the Manatee County Transportation Department Highway, Traffic & Stormwater Standards, 2007, Index #800.0 (As-Built Requirements).

RECORD DRAWINGS:

1. See **Public Works Transportation Standards Section 3.10 DRAINAGE, PAVING and GRADING RECORD DRAWINGS** for instructions and submittal procedures. To assist in expediting the "***Paving, Grading and Drainage***" "Record Drawing" **FINAL Submittal** and "***Final Acceptance Letter***", please provide two (2) sets of *As-Built plans*; one (1) set of *As-Built Mylars*; and one (1) *CD Rom*; directly to **John Pari, P.E. Public Works Stormwater Engineering Section.** Contact info: john.pari@mymanatee.org or (941) 708-450 ext. 7610.

2. See **Public Works Utility Standards Section 1.14 RECORD DRAWINGS** for instructions and submittal procedures. To assist in expediting the "***Utility***" "Record Drawing" for **FINAL Submittal** and "***Final Acceptance Letter***", please provide two (2) sets of *As-Built plans*; one (1) set of *As-Built Mylars*; and one (1) *CD Rom*; directly to **Paul Hull, Public Works Growth Management Engineering Section.** Contact info: paul.hull@mymantee.org or (941) 708-450 ext. 7230.

If we can be of further assistance, please contact me at 708-7450, Ext. #7337.

Sincerely,

Karla Ripley

Karla K. Ripley
Manatee County Public Works

Growth Management Engineering

Cc: Planning Records – Admin Bldg (GM File - 1 set of plans)
Kenneth LaBarr, MCPWD - 26th Ave. E. (1 set of plans)
Sia Molanazar, P.E., MCPWD - 26th Ave. E.
Thomas Gerstenberger, P.E., MCPWD – 26th Ave. E.

Manatee County Building and Development Services
Planning
1112 Manatee Avenue West 4th Floor
Bradenton, FL 34205

Receipt No. 574136
Receipt Date: 1/2/19

RECEIPT

Record and Payer Information

Record ID	PLN1812-0020		**Record Type**	Application			
Parcel ID	5823071090000-0229594065						
Desc. of Work	Final Plat for construction of 139 single family homes.						
Property Address	5916 LORRAINE RD	**City**	BRADENTON	**State**	FL	**Zip**	34211
Owner	KB HOME TAMPA LLC						
Address	4105 CRESCENT PARK DR	**City**	RIVERVIEW	**State**	FL	**Zip**	33578
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	ZNS ENGINEERING L.C.						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
01/02/2019	Manual Check	AA	CK#48096	$20,275.00

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Residential Subdivision Inspection Fee	89576	20,275	$20,275.00	$20,275.00	$0.00

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: November 4, 2016 **Expiration Date:** November 4, 2019
Certificate Number: CLOS-16-031
Project Name: Windham Development at SR 70 and Lorraine Road
Project File No.: PDR-16-08(Z)(P)
Type of Development Order: Preliminary Site Plan
Location: **Sec.:** 16 **Twp.:** 35 **Range:** 19
DP# See Application **Wastewater Treatment Plant:** SE **Land Acres:** 41.84
Address: 14015 SR 70 E; 5808, 5818, 5906, 5926, and 5936 LORRAINE RD, SCT

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

YES xx **NO** _____

Prior to final site plan approval, the Engineer/Architect of Record must provide documentation to prove that concurrency has been met relative to drainage design.

TIA identified one access related improvement which was directly attributed to project impacts. The site-related improvement, which will improve traffic ingress and egress to the proposed site, is listed below:

1) Construct a northbound left-turn lane at the northern project driveway on Lorraine Road. The northbound left-turn lane shall be 400 feet, including a 50 foot taper, and constructed in accordance with FDOT Design Standards (Index 301).

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)
* 139 Single Family Detached lots.

Building and Development Services
Department
1112 Manatee Ave W – 5th Floor
Bradenton, FL 34205
Phone: (941) 749-3070
www.mymanatee.org

MEMORANDUM

Date: September 21, 2017

To:

Owner	Spectrum fka Bright House Networks
Agent	Supervisor of Elections Office
United Postal Service/UPS/Fed Express	Building Department
Local Fire District	Zoning
Manatee County Utilities	Permitting
ECC – 911- Public Safety	House of Maps
FPL/Peace River Electric	Manatee County Traffic Mgmt
Manatee County IT Department	Frontier fka Verizon

From: Vickie Warner, Address Coordinator
Manatee County Building and Development Services

Re: Address Plan

Project: **Name: Lakewood Estates**
File Number: PDR-16-08/17-S-05/FSP-17-08
MEPS #: 550 DTS #: 20170084
PIN #: 582300000; 582307005; 582305751; 582314001; 582314050; 582315008
Sec/Twn/Rge: 15&16/35/19
Postal Community: Bradenton Zip: 34211

Attached you will find a copy of the address plan for this project. Please be aware that changes may occur if the developer adds, deletes or reconfigures any lots, units or streets. If there are any changes made, you will be notified.

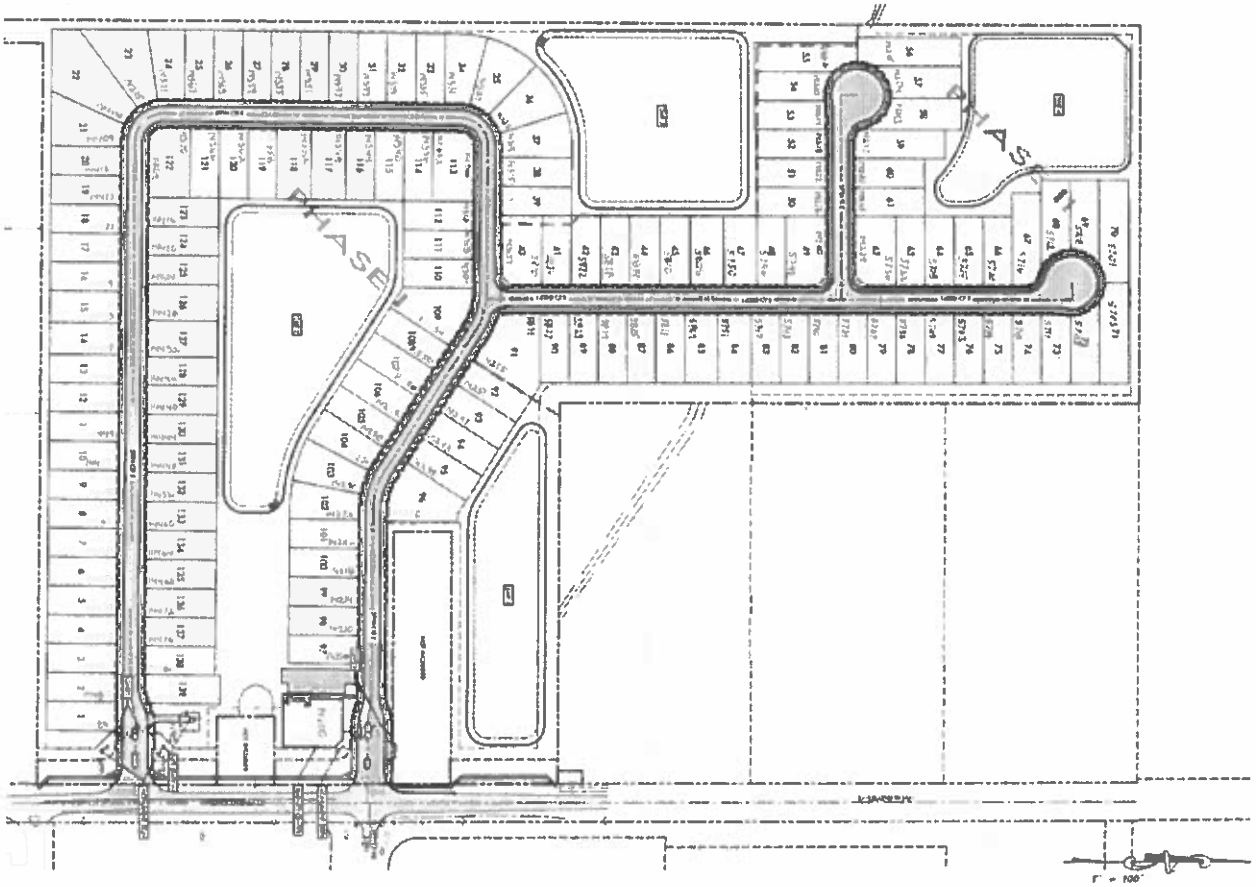
The Manatee County Land Development Code states in Section 1001.8-J4 that "temporary street designation signs shall be erected at the time building permits are issued in that portion of a development, at all points where permanent signs will be required. Complete visibility of street signs shall be maintained by the developer until the temporary signs are replaced by permanent signs".

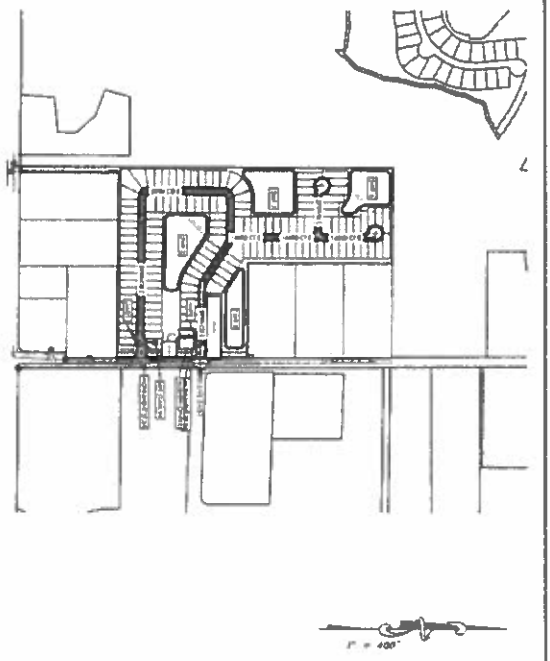
For projects that have received Board approval to use named streets, please note that Section 3.2.16C(5) of the Public Works Standards Manual, Part 3, Highway & Traffic Standards Manual states that "where names are used, the block numbers shall be included under the name".

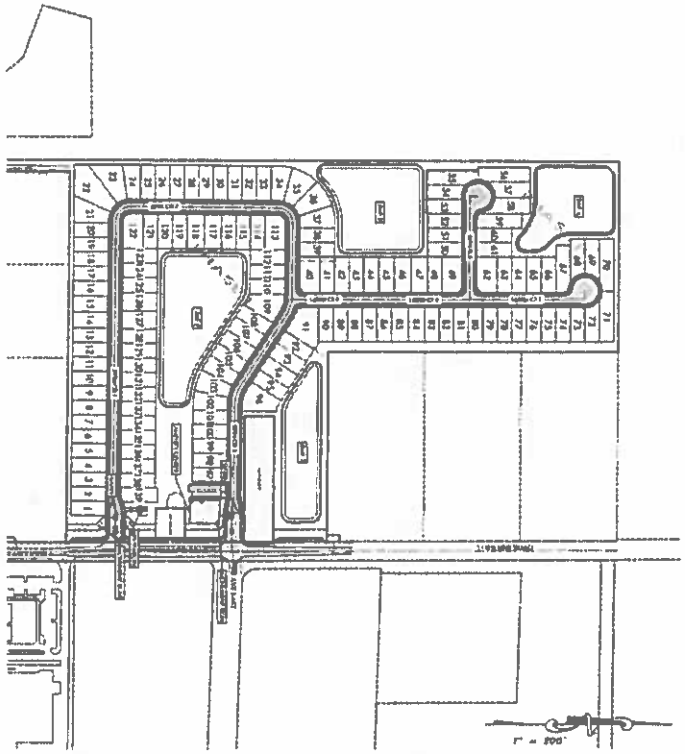
If the block ranges are not included on your street signs (when names are used) or if temporary street signs are not installed by building permit issuance, building inspections will be delayed until the signs are installed. These requirements are being enforced for public safety and location purposes.

If you have any questions please give me a call at (941) 748-4501 Ext. 6850. Thank you.

PRISCILLA TRACE * CHARLES B. SMITH * STEPHEN JONSSON * ROBIN DiSABATINO * VANESSA BAUGH * CAROL WHITMORE * BETSY BENA
District 1 District 2 District 3 District 4 District 5 District 6 District 7







ADDRESSING PLAN
FOR
LAKEWOOD ESTATES

LOCATED IN
SECTION 15 TOWNSHIP 33 SOUTH RANGE 19 EAST
MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS

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

Property Owner (Company or individual) *(print)*: KB Home Tampa, LLC

Mailing Address *(print)*: 4105 Crescent Park Dr, Riverview, FL 33578

Officer's Name and Title *(print)*: James McGowan/ Vice President of Land Development

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

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

(Type of Application Approval Requested)

Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Nathan Kragt, P.E. / ZNS Engineering, LC 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.

_____ / Vice President
Owner's Signature/Print Title

_____ / _____
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ HILLSBOROUGH

The foregoing instrument was acknowledged before me this NOVEMBER 27, 2018 **by**
(date)

JAMES MCGOWAN **who is personally known to me or who**
(name of person acknowledging)

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

My Commission Expires: 1/10/2022

Notary Public State of Florida
Nandra R Ramnarine
My Commission GG 167851
Expires 01/10/2022

_____
Signature of Person Taking Acknowledgment

NANDRA R RAMNARINE
Name

NOTARY PUBLIC
Title or Rank

Rev 2/8/10 B2

Exhibit "A"

A parcel of land located in Section 15, Township 35 South, Range 19 East, Manatee County, Florida, being described as follows:

Begin at the West 1/4 corner of said Section 15; thence S 89°30'04" E, along the North line of said Northwest 1/4 of the Southwest 1/4, a distance of 654.88 feet; thence S 00°05'06" W, a distance of 997.26 feet; thence S 89°28'47" E, a distance of 657.67 feet to the West right-of-way line of Lorraine Road, as recorded in Road Plat Book 5, Page 190 of the public records of Manatee County, Florida; thence S 00°04'17" E, along said West right-of-way line, a distance of 184.83 feet; thence N 89°32'11" W, a distance of 435.77 feet; thence S 00°02'27" E, a distance of 99.54 feet; thence S 89°28'21" E, a distance of 435.83 feet to aforesaid West right-of-way line; thence S 00°04'17" E, along aforesaid West right-of-way line, a distance of 204.86 feet; thence N 89°21'01" W, a distance of 117.04 feet; thence S 00°10'24" E, a distance of 100.42 feet; thence S 89°30'42" E, a distance of 116.86 feet to aforesaid West right-of-way line; thence S 00°04'17" E, along aforesaid West right-of-way line, a distance of 309.49 feet; thence N 89°17'00" W, a distance of 1,320.51 feet to an intersection with the West line of the Southwest 1/4 of aforesaid Section 15; thence N 00°15'01" E, along said West line, a distance of 1,891.73 feet to the point of beginning.

First American Title Insurance Company
1555 Palm Beach Lakes Blvd, Ste 400
West Palm Beach, FL 33401
Phone: (561)469-5263
Fax: (866)857-7646

PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN Manatee County, Florida

FATIC File No.: 2140-2568579

A search of the Public Records of Manatee County, Florida, through October 12, 2018 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of AVAUNCE (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated April 19, 2018 and recorded April 24, 2018 in Official Records Book 2724, Page 6718, Public Records of Manatee County, Florida.

B. The record title holder is KB Home Tampa, LLC, a Delaware limited liability company .

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of AVAUNCE .

D. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

E. Underlying rights of way, easements or plats affecting said property are as follows:

Reservations recorded in Deed Book 69, Page 168.
Reservations recorded in Deed Book 205, Page 306.
Agreement for a Temporary Septic Tank Permit recorded in Book 932, Page 1660.
Agreement for a Temporary Septic Tank Permit recorded in Book 944, Page 768.
Agreement for a Temporary Septic Tank Permit recorded in Book 953, Page 149.
Agreement for a Temporary Septic Tank Permit recorded in Book 966, Page 690.
Agreement for a Temporary Septic Tank Permit recorded in Book 1339, Page 761.
Plat recorded in Plat Book 6, Page 39.
Resolution R-17-138 recorded in Book 2710, Page 5014.
Surveyor's Affidavit recorded in Book 6713, Page 1.

F. Other information regarding said property includes:

Notice of Commencement recorded in Book 2734, Page 2444.
Notice of Commencement recorded in Book 2734, Page 2448.
Notice of Commencement recorded in Book 2734, Page 2449.
Notice of Commencement recorded in Book 2734, Page 2450.
Notice of Commencement recorded in Book 2734, Page 2453.
Notice of Commencement recorded in Book 2734, Page 2458.

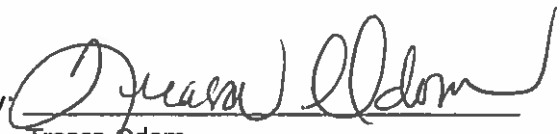
G. 2017 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Numbers:

582314001
582305751
582300000
582316006
582307005
582314050
582315008.

PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN Manatee County, Florida

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing 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 in the property information report as the recipients of the property information report.

First American Title Insurance Company

By: 

Treasa Odom
Authorized Signatory

Exhibit "A"

A parcel of land located in Section 15, Township 35 South, Range 19 East, Manatee County, Florida, being described as follows:

Begin at the West 1/4 corner of said Section 15; thence S 89°30'04" E, along the North line of said Northwest 1/4 of the Southwest 1/4, a distance of 654.88 feet; thence S 00°05'06" W, a distance of 997.26 feet; thence S 89°28'47" E, a distance of 657.67 feet to the West right-of-way line of Lorraine Road, as recorded in Road Plat Book 5, Page 190 of the public records of Manatee County, Florida; thence S 00°04'17" E, along said West right-of-way line, a distance of 184.83 feet; thence N 89°32'11" W, a distance of 435.77 feet; thence S 00°02'27" E, a distance of 99.54 feet; thence S 89°28'21" E, a distance of 435.83 feet to aforesaid West right-of-way line; thence S 00°04'17" E, along aforesaid West right-of-way line, a distance of 204.86 feet; thence N 89°21'01" W, a distance of 117.04 feet; thence S 00°10'24" E, a distance of 100.42 feet; thence S 89°30'42" E, a distance of 116.86 feet to aforesaid West right-of-way line; thence S 00°04'17" E, along aforesaid West right-of-way line, a distance of 309.49 feet; thence N 89°17'00" W, a distance of 1,320.51 feet to an intersection with the West line of the Southwest 1/4 of aforesaid Section 15; thence N 00°15'01" E, along said West line, a distance of 1,891.73 feet to the point of beginning.

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

February 20, 2019

ZNS Engineering
Attention: Mr. Nathan Kragt, P.E. (NathanK@znseng.com)
201 5th Avenue Drive East
Bradenton, FL 34208

RE: **AVAUNCE - (Private Residential)**
(PLN1812-0020)
Phase I – Performance Cost Estimate
Required Public Improvements
Reason – (Roadway, Sanitary Sewer, Water Main)

Dear Mr. Kragt:

Your cost estimate for the above referenced bond, dated **February 01, 2019**, 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 **$1,425,389.88**, 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

PRISCILLA TRACE *District 1* | REGGIE BELLAMY *District 2* | STEPHEN JONSSON *District 3* | MISTY SERVIA *District 4* | VANESSA BAUGH *District 5* | CAROL WHITMORE *At Large* | BETSY BENAC *At Large*

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

January 31, 2019

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

RE: Required Public Improvements Estimate
Avaunce
Phase I
ZNS File No. 44225

Dear Mr. Pari:

I hereby certify that the engineering costs outlined herein (attachment) represents our estimate of the cost of required public site work improvements to serve the above referenced development. This cost estimate is based on the contract quantities and costs for this project. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of these improvements, thus enabling record plat processing prior to the completion of said improvements.

Upon completion of your review and approval of this completion estimate of **$1,425,389.88**, please notify our office so that the appropriate surety may be obtained.

Thank you in advance for your cooperation. Please advise if you should have any questions or require additional information.

Sincerely,
ZNS ENGINEERING, L.C.

NATHAN J. KRAGT LICENSE No. 69272 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/1/19

Nathan Kragt, PE
Senior Vice President

REQUIRED PUBLIC IMPROVEMENTS

Avaunce
Phase I

December 2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	ROADWAY				
	LORRAINE ROAD				
1	MAINTENANCE OF TRAFFIC	1	LS	$ 11,825.00	$ 11,825.00
2	ASPHALT 1.25" S-1 (WIDENING)	1,435	SY	$ 8.15	$ 11,695.25
3	ASPHALT 3/4" S-3 (OVERLAY)	4,235	SY	$ 5.60	$ 23,716.00
4	MILL EXISTING ASPHALT 3/4" AVG.	2,800	SY	$ 4.35	$ 12,180.00
5	ASPHALT OVERBUILD S-3	20	TN	$ 108.00	$ 2,160.00
6	CRUSHED CONCRETE BASE 8" (LBR 150)	1,642	SY	$ 18.85	$ 30,951.70
7	STABILIZER LBR 60 - 12"	1,840	SY	$ 14.00	$ 25,760.00
8	EXCAVATION FOR WIDENING	1,840	SY	$ 6.55	$ 12,052.00
9	CONCRETE SIDEWALK 4"	442	SY	$ 24.35	$ 10,762.70
10	HANDICAPPED RAMPS	4	EA	$ 885.00	$ 3,540.00
11	F-CURB	212	LF	$ 18.25	$ 3,869.00
12	CONCRETE FLUMES	1	EA	$ 350.00	$ 350.00
13	CONCRETE TRAFFIC SEPERATOR	355	LF	$ 21.25	$ 7,543.75
14	SIGNS	1	LS	$ 650.00	$ 650.00
15	TEMPORARY STRIPING	1	LS	$ 2,235.00	$ 2,235.00
16	PERMANENT STRIPING - THERMO	1	LS	$ 7,020.00	$ 7,020.00
17	ROADSIDE SWALES	1,200	LF	$ 6.75	$ 8,100.00
18	BAHIA SOD - SWALES & SHOULDER	2,400	SY	$ 1.95	$ 4,680.00
19	RCP 18"	243	LF	$ 38.90	$ 9,452.70
20	CONNECT TO EXISTING 18" RCP	1	EA	$ 1,335.00	$ 1,335.00
21	MITERED END 18"	1	EA	$ 1,560.00	$ 1,560.00
22	BUBBLER BOX	2	EA	$ 4,115.00	$ 8,230.00
23	JUNCTION BOX	1	EA	$ 2,785.00	$ 2,785.00
	SUBTOTAL : ROADWAY				$ 202,453.10
	SANITARY SEWER				
1	LIFT STATION	1	LS	$ 190,485.00	$ 190,485.00
2	SEWER MANHOLE 8' - 10'	3	EA	$ 3,660.00	$ 10,980.00

3	SEWER MANHOLE 10' - 12'	1	EA	$	4,285.00	$	4,285.00
4	SEWER MANHOLE 12' - 14', LINED	1	EA	$	15,470.00	$	15,470.00
5	SEWER MANHOLE 12-' 14'	1	EA	$	4,965.00	$	4,965.00
6	SEWER ,AMJP;E 14' - 16'	2	EA	$	5,465.00	$	10,930.00
7	SEWER MANHOLE 16' - 18'	1	EA	$	6,235.00	$	6,235.00
8	SEWER MANHOLE 18' - 2-'	1	EA	$	6,995.00	$	6,995.00
9	SEWER MANHOLE 22' - 24'	1	EA	$	9,915.00	$	9,915.00
10	SEWER MANHOLE 24' - 26', LINED	1	EA	$	27,435.00	$	27,435.00
11	8" SDR 26 PVC 8' - 10'	785	LF	$	39.45	$	30,968.25
12	8" SDR 26 PVC 10' - 12'	92	LF	$	42.40	$	3,900.80
13	8" SDR 26 PVC 12' - 14'	400	LF	$	47.75	$	19,100.00
14	8" SDR 26 PVC 14' - 16'	541	LF	$	70.75	$	38,275.75
15	8" SDR 26 PVC 16' - 18'	325	LF	$	76.30	$	24,797.50
16	8" SDR 26 PVC 18' - 20'	213	LF	$	80.30	$	17,103.90
17	8" SDR 26 PVC 20' - 22'	185	LF	$	118.15	$	21,857.75
18	8" SDR 26 PVC 22' - 24'	219	LF	$	128.80	$	28,207.20
19	8" SDR 26 PVC 24' - 26'	260	EA	$	159.90	$	41,574.00
20	SEWER SERVICE SINGLE	9	EA	$	735.00	$	6,615.00
21	SEWER SERVICE DOUBLE	46	EA	$	1,230.00	$	56,580.00
22	TAPPING SLEEVE & VALVE	1	EA	$	17,125.00	$	17,125.00
23	FORCE MAIN 6" PVC	975	LF	$	49.30	$	48,067.50
24	FORCE MAIN 4" PVC	165	LF	$	18.00	$	2,970.00
25	FORCE MAIN HDPE 8" CASING/DIRECTIONAL DRILL	120	LF	$	63.00	$	7,560.00
26	AIR RELEASE VALVES - ABOVE GROUND	1	EA	$	4,320.00	$	4,320.00
27	GATE VALVE 6"	1	EA	$	1,085.00	$	1,085.00
28	GATE VALVE 4"	1	EA	$	955.00	$	955.00
29	TEMPORARY BLOW-OFF ASSEMBLY	1	EA	$	880.00	$	880.00
30	SEWER MAIN TESTING PER MAN. CO.	3,020	LF	$	5.75	$	17,365.00
31	FORCE MAIN TESTING PER MAN. CO.	1,140	LF	$	2.65	$	3,021.00
	SUBTOTAL - SANITARY SEWER					$	390,623.65
	WATER MAIN						
1	TAPPING SLEEVE & VALVE 8"X6"	1	EA	$	3,365.00	$	3,365.00
2	4" TEMPORARY JUMPER	1	EA	$	6,435.00	$	6,435.00
3	8" C-900 WATER MAIN	3,030	LF	$	20.30	$	61,509.00

4	8" DUCTILE IRON	60	LF	$	39.50	$	2,370.00
5	Fire Hydrant	5	EA	$	5,440.00	$	27,200.00
6	Relocate Existing Fire Hydrant	1	EA	$	2,470.00	$	2,470.00
7	SINGLE WATER SERVICE - SHORT	53	EA	$	820.00	$	43,460.00
8	SINGLE WATER SERVICE - LONG	42	EA	$	990.00	$	41,580.00
9	6" GATE VALVE	2	EA	$	1,000.00	$	2,000.00
10	8" GATE VALVE	8	EA	$	1,365.00	$	10,920.00
11	TEMPORARY BLOW-OFF ASSEMBLY	1	EA	$	880.00	$	880.00
12	WATER MAIN FITTINGS	1	LS	$	8,080.00	$	8,080.00
13	WATER MAIN TESTING PER MAN. CO.	3,090	LF	$	1.20	$	3,708.00
	SUBTOTAL - WATER MAIN					$	213,977.00

SUMMARY - PHASE 1

SUBTOTAL- ROADWAY	$	202,453.10
SUBTOTAL - SANITARY SEWER	$	680,023.65
SUBTOTAL - WATER MAIN	$	213,977.00
TOTAL - PHASE 1	$	1,096,453.75
TOTAL PUBLIC PERFORMANCE BOND @ 130%		$1,425,389.88

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

February 20, 2019

ZNS Engineering
Attention: Mr. Nathan Kragt, P.E. (NathanK@znseng.com)
201 5th Avenue Drive East
Bradenton, FL 34208

RE: **AVAUNCE - (Private Residential)**
(PLN1812-0020)
Phase II – Performance Cost Estimate
Required Public Improvements
Reason – (Sanitary Sewer, Water Main)

Dear Mr. Kragt:

Your cost estimate for the above referenced bond, dated **February 05, 2019**, 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 **$255,466.45**, 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, Bond Coordinator, 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

PRISCILLA TRACE *District 1* | REGGIE BELLAMY *District 2* | STEPHEN JONSSON *District 3* | MISTY SERVIA *District 4* | VANESSA BAUGH *District 5* | CAROL WHITMORE *At Large* | BETSY BENAC *At Large*

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

February 5, 2019

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

RE: Required Public Improvements Estimate
Avaunce
Phase II
ZNS File No. 44225

Dear Mr. Pari:

I hereby certify that the engineering costs outlined herein (attachment) represents our estimate of the cost of required public site work improvements to serve the above referenced development. This cost estimate is based on the contract quantities and costs for this project. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of these improvements, thus enabling record plat processing prior to the completion of said improvements.

Upon completion of your review and approval of this completion estimate of **$255,466.45**, please notify our office so that the appropriate surety may be obtained.

Thank you in advance for your cooperation. Please advise if you should have any questions or require additional information.

Sincerely,

ZNS ENGINEERING, L.C.

NATHAN J. KRAGL LICENSE No. 60272 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/5/19

Nathan Kragl, PE
Senior Vice President

REQUIRED PUBLIC IMPROVEMENTS

Avaunce

Phase II

December 2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	SANITARY SEWER				
1	SEWER MANHOLE 0' - 6'	3	EA	$ 2,775.00	$ 8,325.00
2	SEWER MANHOLE 6' - 8'	1	EA	$ 3,405.00	$ 3,405.00
3	8" SDR 26 PVC 0' - 6'	523	LF	$ 21.50	$ 11,244.50
4	8" SDR 26 PVD 6' - 8'	284	LF	$ 25.70	$ 7,298.80
5	8" SDR 26 PVC 8' - 10'	260	LF	$ 39.45	$ 10,257.00
6	8" SDR 26 PVC 10' - 12'	127	LF	$ 42.40	$ 5,384.80
7	SEWER SERVICE - SINGLE	9	EA	$ 735.00	$ 6,615.00
8	SEWER SERVICE - DOUBLE	17	EA	$ 1,230.00	$ 20,910.00
9	SEWER MAIN TESTING MAN.CO	1,194	LF	$ 6.20	$ 7,402.80
	SUBTOTAL - SAN SEWER				**$ 80,842.90**
	WATER MAIN				
1	CONNECT TO EXISTING WM	1	EA	$ 1,020.00	$ 1,020.00
2	4" TEMPORARY JUMPER	1	EA	$ 6,435.00	$ 6,435.00
3	8" C-900 WATER MAIN	730	LF	$ 20.85	$ 15,220.50
4	8" DUCTILE IRON	15	LF	$ 47.00	$ 705.00
5	6' C-900 WATER MAIN	175	LF	$ 16.95	$ 2,966.25
6	4" HDPE WATER MAIN	420	LF	$ 11.70	$ 4,914.00
7	2" HDPE WATER MAIN	315	LF	$ 7.80	$ 2,457.00
8	FIRE HYDRANT ASSEMBLY	3	EA	$ 5,440.00	$ 16,320.00
9	SINGLE WATER SERVICE - SHORT	29	EA	$ 820.00	$ 23,780.00
10	SINGLE WATER SERVICE - LONG	22	EA	$ 990.00	$ 21,780.00
11	8" GATE VALVES	5	EA	$ 1,365.00	$ 6,825.00
12	6" GATE VALVE	1	EA	$ 1,000.00	$ 1,000.00
13	PERMANENT BLOW-OFF	2	EA	$ 2,260.00	$ 4,520.00
14	WATER MAIN FITTINGS	1	LS	$ 5,410.00	$ 5,410.00
15	WATER MAIN TESTING MAN. CO.	1,655	LF	$ 1.40	$ 2,317.00

SUBTOTAL - WATER MAIN		**$115,669.75**
SUMMARY - PHASE 2		
SUBTOTAL - SANITARY SEWER		**$ 80,842.90**
SUBTOTAL - WATER MAIN		**$115,669.75**
TOTAL - PHASE 2		**$196,512.65**
TOTAL PUBLIC PERFORMANCE BOND @	**130%**	**$255,466.45**

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

February 20, 2019

ZNS Engineering
Attention: Mr. Nathan Kragt, P.E. (NathanK@znseng.com)
201 5th Avenue Drive East
Bradenton, FL 34208

RE: **AVAUNCE - (Private Residential)**
(PLN1812-0020)
Phase I – Performance Cost Estimate
Required Private Improvements
Reason – (Grading & Earthwork, Roadway, Drainage)

Dear Mr. Kragt:

Your cost estimate for the above referenced bond, dated **February 07, 2019**, 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 **$1,980,652.18,** 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, Bond Coordinator, 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

PRISCILLA TRACE *District 1* | REGGIE BELLAMY *District 2* | STEPHEN JONSSON *District 3* | MISTY SERVIA *District 4* | VANESSA BAUGH *District 5* | CAROL WHITMORE *At Large* | BETSY BENAC *At Large*

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

February 5, 2019

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

RE: Required Private Improvements Estimate
Avaunce
Phase I
ZNS File No. 44225

Dear Mr. Pari:

I hereby certify that the engineering costs outlined herein (attachment) represents our estimate of the cost of required private site work improvements to serve the above referenced development. This cost estimate is based on the contract quantities and costs for this project. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of these improvements, thus enabling record plat processing prior to the completion of said improvements.

Upon completion of your review and approval of this completion estimate of **$1,980,652.18**, please notify our office so that the appropriate surety may be obtained.

Thank you in advance for your cooperation. Please advise if you should have any questions or require additional information.

Sincerely,

ZNS ENGINEERING, LC

NATHAN J. KRAFT LICENSE No. 69272 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/5/19

Nathan Kraft, PE
Senior Vice President

REQUIRED PRIVATE IMPROVEMENTS

Avaunce
Phase I

December 2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	GRADING & EARTHWORK				
1	Silt Fencing	6,700	LF	$ 2.40	$ 16,080.00
2	Tree Barricading	820	LF	$ 13.00	$ 10,660.00
3	Demo Clearing & Grubbing	42	AC	$ 9,850.00	$ 413,700.00
4	Site Excavation-SWF Ponds	112,000	CY	$ 2.00	$ 224,000.00
5	Fine Dress	13,840	SY	$ 1.55	$ 21,452.00
6	Onsite Swales	2,910	LF	$ 3.80	$ 11,058.00
7	Bahia Sod- Ponds, BOC & Swales	16,754	SY	$ 1.95	$ 32,670.30
	SUBTOTAL : GRADING & EARTHWORK				**$ 702,880.30**
	ROADWAY				
1	ASPHALT 1" S-3 FIRST LIFT	9,675	SY	$ 5.70	$ 55,147.50
2	DOT CRUSHED CONCRETE 6" LBR 150	9,675	SY	$ 9.95	$ 96,266.25
3	STABILIZER 6" LBR 40	11,700	SY	$ 4.50	$ 52,650.00
4	SIGNS	1	LS	$ 5,925.00	$ 5,925.00
5	TEMPORARY STRIPING	1	LS	$ 810.00	$ 810.00
6	TEMPORARY TURN-AROUND	1	EA	$ 795.00	$ 795.00
7	MIAMI CURB	5,190	LF	$ 9.70	$ 50,343.00
8	TYPE F CURB	475	LF	$ 18.25	$ 8,668.75
9	TYPE D CURB	430	LF	$ 18.25	$ 7,847.50
10	VALLEY CROSSING 3'	110	LF	$ 44.80	$ 4,928.00
11	PRIVATE DRIVEWAY 6"	50	SY	$ 41.15	$ 2,057.50
12	COMMON AREA SIDEWALK	430	SY	$ 24.35	$ 10,470.50
13	HANDICAPPED RAMPS	4	EA	$ 890.00	$ 3,560.00
	SUBTOTAL - ROADWAY				**$ 299,469.00**
	DRAINAGE				
1	15" RCP	341	LF	$ 28.70	$ 9,786.70

REQUIRED PRIVATE IMPROVEMENTS

Avaunce
Phase I

December 2018

2	15" ADS HP PIPE	382	LF	$	28.70	$	10,963.40
3	18" RCP	258	LF	$	38.00	$	9,804.00
4	24" RCP	1,644	LF	$	48.60	$	79,898.40
5	24" ADS HP PIPE	1,394	LF	$	50.10	$	69,839.40
6	30" RCP	1,174	LF	$	91.25	$	107,127.50
7	36" RCP	206	LF	$	110.35	$	22,732.10
8	29"X45" ERCP	221	LF	$	126.00	$	27,846.00
9	CURB INLET	14	EA	$	4,000.00	$	56,000.00
10	JUNCTION BOX	12	EA	$	3,315.00	$	39,780.00
11	CONTROL STRUCTURES	2	EA	$	4,910.00	$	9,820.00
12	GRATE INLET	2	EA	$	2,145.00	$	4,290.00
13	YARD DRAIN	11	EA	$	1,585.00	$	17,435.00
14	WEIR SWF 4	1	EA	$	10,020.00	$	10,020.00
15	MITERED END 29"X45"	1	EA	$	3,645.00	$	3,645.00
16	15" PIPE SUPPORT	1	EA	$	2,050.00	$	2,050.00
17	18" PIPE SUPPORT	2	EA	$	2,095.00	$	4,190.00
18	24" PIPE SUPPORT	3	EA	$	2,305.00	$	6,915.00
19	30" PIPE SUPPORT	2	EA	$	2,565.00	$	5,130.00
20	36" PIPE SUPPORT	1	EA	$	2,850.00	$	2,850.00
21	STORM PIPE TESTING PER MAN. CO.	5,863	LF	$	3.60	$	21,106.80
	SUBTOTAL - DRAINAGE					$	**521,229.30**

REQUIRED PRIVATE IMPROVEMENTS

Avaunce
Phase I

December 2018

SUMMARY - PHASE 1

SUBTOTAL - GRADING & EARTHWORK	$	702,880.30
SUBTOTAL - ROADWAY	$	299,469.00
SUBTOTAL - DRAINAGE	$	521,229.30
TOTAL - PHASE 1	$	1,523,678.60

TOTAL PRIVATE PERFORMANCE BOND @ 130% $1,980,652.18

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

February 20, 2019

ZNS Engineering
Attention: Mr. Nathan Kragt, P.E. (NathanK@znseng.com)
201 5th Avenue Drive East
Bradenton, FL 34208

RE: **AVAUNCE - (Private Residential)**
(PLN1812-0020)
Phase I – Performance Cost Estimate
Required Private Improvements
Reason – (Final Lift of Asphalt)

Dear Mr. Kragt:

Your cost estimate for the above referenced bond, dated **February 01, 2019**, 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 **$65,819.00,** 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, Bond Coordinator, 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

PRISCILLA TRACE *District 1* | REGGIE BELLAMY *District 2* | STEPHEN JONSSON *District 3* | MISTY SERVIA *District 4* | VANESSA BAUGH *District 5* | CAROL WHITMORE *At Large* | BETSY BENAC *At Large*

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

January 31, 2019

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

RE: Private Infrastructure Final Lift Estimate
Avaunce
Phase I
ZNS File No. 44225

Dear Mr. Pari:

I hereby certify that the engineering costs estimate attached represents our estimate of the cost of the final lift of asphalt to serve the above-referenced development, based on the site-work construction plans. The final asphalt lift will be installed at the appropriate time based upon completion of residences. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of this lift of asphalt.

Upon completion of your review and approval of this completion estimate of **$65,819.00**, please notify our office so that the appropriate surety may be obtained.

Please do not hesitate to call if you should have any questions or require additional information.

Sincerely,
ZNS Engineering, L.C.

NATHAN J. KRAGT LICENSE No. 69272 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/1/19

Nathan Kragt, PE
Senior Vice President

Attachment
cc: Jane Oliver

FINAL LIFT OF ASPHALT

Avaunce

Phase I

December 2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	ROADWAY				
1	ASPHALT 3/4" S-3 SECOND LIFT	9,675	SY	$ 5.00	$ 48,375.00
2	PERMANENT STRIPING THERMO	1	LS	$ 1,355.00	$ 1,355.00
3	INSTALL PERMANENT CONTROL POINTS	1	EA	$ 900.00	$ 900.00
	SUBTOTAL - ROADWAY				**$ 50,630.00**
	TOTAL FINAL LIFT BOND @ 130%				**$65,819.00**

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

February 20, 2019

ZNS Engineering
Attention: Mr. Nathan Kragt, P.E. (NathanK@znseng.com)
201 5th Avenue Drive East
Bradenton, FL 34208

RE: **AVAUNCE - (Private Residential)**
(PLN1812-0020)
Phase II – Performance Cost Estimate
Required Private Improvements
Reason – (Earthwork, Roadway, Drainage)

Dear Mr. Kragt:

Your cost estimate for the above referenced bond, dated **February 07, 2019**, 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 **$416,453.38**, 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, Bond Coordinator, 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

PRISCILLA TRACE *District 1* | REGGIE BELLAMY *District 2* | STEPHEN JONSSON *District 3* | MISTY SERVIA *District 4* | VANESSA BAUGH *District 5* | CAROL WHITMORE *At Large* | BETSY BENAC *At Large*

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

February 5, 2019

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

RE: Required Private Improvements Estimate
Avaunce
Phase II
ZNS File No. 44225

Dear Mr. Pari:

I hereby certify that the engineering costs outlined herein (attachment) represents our estimate of the cost of required private site work improvements to serve the above referenced development. This cost estimate is based on the contract quantities and costs for this project. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of these improvements, thus enabling record plat processing prior to the completion of said improvements.

Upon completion of your review and approval of this completion estimate of **$416,453.38**, please notify our office so that the appropriate surety may be obtained.

Thank you in advance for your cooperation. Please advise if you should have any questions or require additional information.

Sincerely,

NATHAN J. KRAGT
LICENSE
No. 69272
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ZNS ENGINEERING, L.C.

Nathan Kragt, PE
Senior Vice President

REQUIRED PRIVATE IMPROVEMENTS

Avaunce

Phase II

December 2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	EARTHWORK				
1	SILT FENCE	1	LS	$ 7,600.00	$ 7,600.00
2	FINE GRADE	7,215	SY	$ 1.55	$ 11,183.25
3	BAHIA SOD - BOC	985	SY	$ 1.95	$ 1,920.75
	SUBTOTAL - EARTHWORK				**$ 20,704.00**
	ROADWAY				
1	ASPHALT 1" S-3 FIRST LIFT	5,220	SY	$ 5.70	$ 29,754.00
2	DOT CRUSHED CONCRETE 6" LBR 150	5,220	SY	$ 9.95	$ 51,939.00
3	STABILIZER 6" LBR 40	6,165	SY	$ 4.50	$ 27,742.50
4	SIGNS	1	LS	$ 1,490.00	$ 1,490.00
5	TEMPORARY STRIPING	1	LS	$ 810.00	$ 810.00
6	MIAMI CURB	2,790	LF	$ 9.70	$ 27,063.00
7	TYPE F CURB	160	LF	$ 18.25	$ 2,920.00
8	COMMON AREA SIDEWALK	125	SY	$ 24.35	$ 3,043.75
9	HANDICAPPED RAMPS	2	EA	$ 890.00	$ 1,780.00
	SUBTOTAL - ROADWAY				**$146,542.25**
	DRAINAGE				
1	18" RCP	650	LF	$ 38.00	$ 24,700.00
2	24" RCP	660	LF	$ 48.60	$ 32,076.00
3	30" RCP	424	LF	$ 91.25	$ 38,690.00
4	36" RCP	40	LF	$ 110.35	$ 4,414.00
5	CURB INLETS	8	EA	$ 4,000.00	$ 32,000.00

6	JUNCTION BOX	3	EA	$3,810.00	$ 11,430.00
7	36" PIPE SUPPORT	1	EA	$3,140.00	$ 3,140.00
8	STORM PIPE TESTING PER MAN. CO.	1,774	LF	$ 3.75	$ 6,652.50
	SUBTOTAL - DRAINAGE				**$153,102.50**

SUMMARY - PHASE 2

SUBTOTAL - EARTHWORK	**$ 20,704.00**
SUBTOTAL - ROADWAY	**$146,542.25**
SUBTOTAL - DRAINAGE	**$153,102.50**
TOTAL - PHASE 2	**$320,348.75**

TOTAL PRIVATE PERFORMANCE BOND @	**130%**	**$416,453.38**

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

February 20, 2019

ZNS Engineering
Attention: Mr. Nathan Kragt, P.E. (NathanK@znseng.com)
201 5th Avenue Drive East
Bradenton, FL 34208

RE: **AVAUNCE - (Private Residential)**
(PLN1812-0020)
Phase II – Performance Cost Estimate
Required Private Improvements
Reason – (Final Lift of Asphalt)

Dear Mr. Kragt:

Your cost estimate for the above referenced bond, dated **February 07, 2019**, 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 **$36,861.50,** 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, Bond Coordinator, 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

PRISCILLA TRACE *District 1* | REGGIE BELLAMY *District 2* | STEPHEN JONSSON *District 3* | MISTY SERVIA *District 4* | VANESSA BAUGH *District 5* | CAROL WHITMORE *At Large* | BETSY BENAC *At Large*

ZNS|ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

February 5, 2019

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

RE: Private Infrastructure Final Lift Estimate
Avaunce
Phase II
ZNS File No. 44225

Dear Mr. Pari:

I hereby certify that the engineering costs estimate attached represents our estimate of the cost of the final lift of asphalt to serve the above-referenced development, based on the site-work construction plans. The final asphalt lift will be installed at the appropriate time based upon completion of residences. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of this lift of asphalt.

Upon completion of your review and approval of this completion estimate of **$36,861.50**, please notify our office so that the appropriate surety may be obtained.

Please do not hesitate to call if you should have any questions or require additional information.

Sincerely,

ZNS ENGINEERING, L.C.

NATHAN J. KRAGT
LICENSED
No. 60272
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
2/5/19

Nathan Kragt, PE
Senior Vice President

Attachment
cc: Jane Oliver

FINAL LIFT OF ASPHALT

Avaunce

Phase II

December 2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	ROADWAY				
1	ASPHALT 3/4" S-3 SECOND LIFT	5,220	SY	$ 5.00	$ 26,100.00
2	PERMANENT STRIPING THERMO	1	LS	$ 1,355.00	$ 1,355.00
3	INSTALL PERMANENT CONTROL POINTS	1	EA	$ 900.00	$ 900.00
	SUBTOTAL - ROADWAY				**$ 28,355.00**
	TOTAL FINAL LIFT BOND @ 130%				**$36,861.50**

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

January 10, 2019

Ms. Kimber L. Bereiter, RLA, LEED AP BD+C Via Email Only
ZNS Engineering
201 5th Avenue Drive East
Bradenton, FL 34208

RE: **Avaunce – FKA Lakewood Estates**
PLN1812-0020, PDR-16-08/17-S-05/FSP-17-08/18-S-60(F)
Performance Cost Estimate
Required Private Improvements
Reason – (Common Area Landscaping and Irrigation)

Dear Kimber:

The cost estimate for the above referenced bond, dated **January 8, 2019**, 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 **$240,542.64** which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6841.

Sincerely,

Kara Koenig
Planner I
Environmental Review Section

Cc: Jane Oliver, Public Works Dept. – Fiscal Services
Brandy Wilkins, Public Works Dept. – Fiscal Services
Karla Ripley, Public Works Dept. – Infrastructure Engineering
Kimberly Middleton, Final Plat Review

PRISCILLA TRACE District 1 | REGGIE BELLAMY District 2 | STEPHEN JONSSON District 3 | MISTY SERVIA District 4 | VANESSA BAUGH District 5 | CAROL WHITMORE At Large | BETSY BENAC At Large

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

January 8, 2019

Mr. Kathleen Davis
Manatee County Building & Development Services Dept.
Environmental Planning Division
1112 Manatee Avenue West
Bradenton, FL 34205

RE: Avaunce – F.K.A. Lakewood Estates
MEPS 550/DTS20170084/PDR-16-08/17-S-05/FSP-17-08
ZNS Project No: 44660

Dear Ms. Davis,

The purpose of this letter is to request the approval of a private improvement bond estimate for Manatee County Land Development Code required common area planting and irrigation improvements to serve the above referenced development.

The sub-phase bonding amounts are as follows:

Phase I	$ 181,704.64
Phase II	$ 58,838.00
Total	$ 240,542.64

I hereby certify that the landscape costs outlined herein (attachment) represents our estimate of the cost of planting and irrigation improvements of the above project (there are no wetland, wetland buffers or conservation areas in this project). This bond cost estimate has been prepared utilizing the approved final site plans.

Upon completion of your review and approval of this bond estimate to **$ 240,542.64**, please notify our office so that the appropriate surety may be obtained/adjusted.

Please advise if you should have any questions or require additional information.
Sincerely,

Kimber L. Bereiter, RLA, LEED AP BD+C
Registered Landscape Architect No. LA 0001680

c: Jane Oliver, Manatee County
Brandy Wilkins, Manatee County
Bruce Noble, KB Home

attachment

AVAUNCE PHASE I and II BONDING SUMMARY

Required Landscape Plantings and Irrigation

There are no wetlands, wetland buffers or conservation areas in this project

	Bond Amount
PHASE I	$ 181,704.64
PHASE II	$ 58,838.00
AVAUNCE PHASE I and II BONDING TOTAL	**$ 240,542.64**

The estimate was calculated utilizing the Manatee County approved Final Site Plans (approval letter dated 1/12/2018).

AVAUNCE PHASE I
Manatee County Bond Estimate
Planting Irrigation

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

PHASE I

PLANTING

PLANT	Botanical/Common	Quantity	Unit	Unit Cost	Total
AF3	Acer rubrum / Red Maple 3"Cal. Min., 10` - 12` Ht., 4` - 5` Spr., 65 Gal. Min	8	EA	$ 350.00	$ 2,800.00
IE	Ilex x attenuata `Eagleston` / Eagleston Holly 3"Cal. Min., 12` - 14` Ht., 4` - 5` Spr., 45 Gal. Min	5	EA	$ 350.00	$ 1,750.00
JS3	Juniperus silicicola / Southern Red Cedar 3"Cal. Min., 12` - 14` Ht., 4` - 5` Spr., 45 Gal. Min	72	EA	$ 350.00	$ 25,200.00
PE4	Pinus elliotti 'densa' / Slash Pine 4"Cal. Min., 12` - 14` Ht., 4` - 5` Spr., 95 Gal. Min	65	EA	$ 475.00	$ 30,875.00
QV4	Quercus virginiana / Southern Live Oak 4"Cal. Min., 14` - 16` Ht., 4` - 5` Spr., 95 Gal. Min	12	EA	$ 550.00	$ 6,600.00
SP	Sabal palmetto / Cabbage Palmetto B&B, 10`-21` CT Var., No holes or scars, No boots	4	EA	$ 225.00	$ 900.00
TD3	Taxodium distichum / Bald Cypress 3"Cal. Min., 12` - 14` Ht., 4` - 5` Spr., 45 Gal. Min	9	EA	$ 350.00	$ 3,150.00
MF	Myrcianthes fragrans / Simpson`s Stopper 3 Gal., 24" HT. Min., 18" Spr., 36" O.C.	496	EA	$ 12.00	$ 5,952.00
RI	Rhaphiolepis indica / Indian Hawthorn 3 Gal., Full, 30" O.C.	12	EA	$ 12.00	$ 144.00
TF	Tripsacum dactyloides / Fakahatchee Grass 3 Gal.,24 HT. Min., 18`` Spr., 48" O.C.	199	EA	$ 12.00	$ 2,388.00
VO	Viburnum obovatum / Walter`s Viburnum 3 Gal.,24 HT. Min., 18`` Spr., 36" O.C.	52	EA	$ 12.00	$ 624.00
Mulch	Mulch 3" Depth Min. Landscape Grade, SF	15,500	SF	$ 0.45	$ 6,975.00
				PLANTING Sub-Total	**$ 87,358.00**

IRRIGATION

	Irrigation 60% of Planting Estimate	1		$ 52,414.80	$ 52,414.80
				IRRIGATION Sub-Total	**$ 52,414.80**

WETLAND BUFFER ENHANCEMENTS

THERE ARE NO WETLANDS, WETLAND BUFFERS OR CONSERVATION AREAS IN THIS PROJECT

WETLAND BUFFER ENHANCEMENT Sub-Total	**$ -**
PLANTING Sub-Total	$ 87,358.00
IRRIGATION Sub-Total	$ 52,414.80
WETLAND BUFFER ENHANCEMENT Sub-Total	$ -
AVAUNCE PHASE I TOTAL	**$ 139,772.80**
30% Manatee County Required Mark-up	**$ 41,931.84**
Total Improvements @ 130%	**$ 181,704.64**

PHASE II

PLANTING

PLANT	Botanical/Common	Quantity	Unit	Unit Cost	Total
AF3	Acer rubrum / Red Maple 3"Cal. Min., 10` - 12` Ht., 4` - 5` Spr., 65 Gal. Min	8	EA	$ 350.00	$ 2,800.00
IE	Ilex x attenuata `Eagleston` / Eagleston Holly 3"Cal. Min., 12` - 14` Ht., 4` - 5` Spr., 45 Gal. Min	-	EA	$ 350.00	$ -
JS3	Juniperus silicicola / Southern Red Cedar 3"Cal. Min., 12` - 14` Ht., 4` - 5` Spr., 45 Gal. Min	30	EA	$ 350.00	$ 10,500.00
PE4	Pinus elliotti 'densa' / Slash Pine 4"Cal. Min., 12` - 14` Ht., 4` - 5` Spr., 95 Gal. Min	23	EA	$ 475.00	$ 10,925.00
QV4	Quercus virginiana / Southern Live Oak 4"Cal. Min., 14` - 16` Ht., 4` - 5` Spr., 95 Gal. Min	-	EA	$ 550.00	$ -
SP	Sabal palmetto / Cabbage Palmetto B&B, 10`-21` CT Var., No holes or scars, No boots	-	EA	$ 225.00	$ -
TD3	Taxodium distichum / Bald Cypress 3"Cal. Min., 12` - 14` Ht., 4` - 5` Spr., 45 Gal. Min	10	EA	$ 350.00	$ 3,500.00
MF	Myrcianthes fragrans / Simpson`s Stopper 3 Gal., 24" HT. Min., 18" Spr., 36" O.C.	-	EA	$ 12.00	$ -
RI	Rhaphiolepis indica / Indian Hawthorn 3 Gal., Full, 30" O.C.	-	EA	$ 12.00	$ -
TF	Tripsacum dactyloides / Fakahatchee Grass 3 Gal.,24 HT. Min., 18`` Spr., 48" O.C.	-	EA	$ 12.00	$ -
VO	Viburnum obovatum / Walter`s Viburnum 3 Gal.,24 HT. Min., 18`` Spr., 36" O.C.	-	EA	$ 12.00	$ -
Mulch	Mulch 3" Depth Min. Landscape Grade, SF	1,250	SF	$ 0.45	$ 562.50
				PLANTING Sub-Total	**$ 28,287.50**

IRRIGATION

	Irrigation 60% of Planting Estimate	1		$ 16,972.50	$ 16,972.50
				IRRIGATION Sub-Total	**$ 16,972.50**

WETLAND BUFFER ENHANCEMENTS

THERE ARE NO WETLANDS, WETLAND BUFFERS OR CONSERVATION AREAS IN THIS PROJECT

WETLAND BUFFER ENHANCEMENT Sub-Total	**$ -**
PLANTING Sub-Total	$ 28,287.50
IRRIGATION Sub-Total	$ 16,972.50
WETLAND BUFFER ENHANCEMENT Sub-Total	$ -
AVAUNCE PHASE II TOTAL	**$ 45,260.00**
30% Manatee County Required Mark-up	**$ 13,578.00**
Total Improvements @ 130%	**$ 58,838.00**