

**ORDINANCE 14-30  
LAKEWOOD CENTRE, DRI #27**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, RENDERING AN AMENDED AND RESTATED DEVELOPMENT ORDER PURSUANT TO CHAPTER 380.06, FLORIDA STATUTES, FOR THE LAKEWOOD CENTRE DEVELOPMENT OF REGIONAL IMPACT (ORDINANCE 13-28), TO APPROVE THE FOLLOWING CHANGES TO MAP H AND THE DEVELOPMENT ORDER INCLUDING A DETERMINATION OF WHETHER THE FOLLOWING CHANGES CONSTITUTE A SUBSTANTIAL DEVIATION TO THE LAKEWOOD CENTER DEVELOPMENT OF REGIONAL IMPACT IN RESPONSE TO THE OWNER'S SUBMITTAL OF A NOTICE OF PROPOSED CHANGE: (1) ADD 796.22 +/- ACRES TO THE BOUNDARIES OF THE DRI, (2) GRANT SPECIFIC APPROVAL OF PHASES 2 AND 3 (3) REFLECT THE SATISFACTION OF TRANSPORTATION MITIGATION OF IMPACTS OF THE PROJECT THROUGH BUILDOUT, (4) REFLECT REVISED DEVELOPMENT TOTALS CONSISTENT WITH THE PREVIOUSLY APPROVED LAND USE EXCHANGE AND (5) OTHER AMENDMENTS FOR INTERNAL CONSISTENCY; PROVIDING FOR DEVELOPMENT RIGHTS, CONDITIONS, AND OBLIGATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on April 28, 2006, SMR North 70, LLC submitted a Development of Regional Impact (DRI) Application for Development Approval (ADA\*) for 3,675 residential units; 1,774,000 square feet of retail; 1,563,000 square feet of office; a 300 room hotel; and ±36.8 acres neighborhood park; with approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses within specific ranges; as legally described in Section 7, referred to as Lakewood Centre DRI, or the Project\*; and

**WHEREAS**, on August 5, 2008, the Board of County Commissioners ("BOCC") approved Ordinance 08-13, a Development Order ("DO") for the Lakewood Centre DRI for a planned mixed use development on approximately 697.4 acres; and

**WHEREAS**, the Project\* is proposed in three phases: Phase 1 with a buildout date of 2022; Phase 2 with a buildout date of 2021; and Phase 3 with a buildout date of 2026;

**WHEREAS**, Specific approval was granted initially for Phase 1 for 900 residential units, 460,000 square feet of retail, 458,000 square feet of office, a 300 room hotel, and ±36.8 acres of parks; and,

**WHEREAS**, through the NOPC process and this amendment to the Development Order, specific approval will be granted for Phases 2 and 3; and,

**WHEREAS**, on December 6, 2012, the Board of County Commissioners approved an amendment to the Development Order to update the phasing and buildout dates to reflect legislatively approved extensions, update conditions to reflect compliance with requirements contained therein, modify affordable housing conditions consistent with current practices and other amendments for internal consistency; and,

**WHEREAS**, on October 3, 2013, the Board of County Commissioners approved an amendment to the Development Order to update the phasing and buildout dates to reflect legislatively approved extensions; updated conditions to reflect compliance with requirements contained therein; clarified procedures for a land use exchange and other amendments for internal consistency; and

**WHEREAS**, on May 15, 2014, SMR North 70, LLC and SMR Northwest Land, LLC filed a Notice of Proposed Change to add 796.22 +/- acres to the boundary of the DRI, to request Specific Approval of Phases 2 and 3, to reflect the satisfaction of transportation mitigation of impacts of the project through buildout and to reflect revised development totals consistent with the previously approved land use exchange and other amendments for internal consistency; and

**WHEREAS**, the described Project\* lies within the unincorporated area of Manatee County; and

**WHEREAS**, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Section 380.06(19)(e)2, Florida Statutes, has the statutory authority to consider and approve amendments to a Development Order for an approved DRI; and

**WHEREAS**, the public notice requirements of Manatee County and Section 380.06, Florida Statutes, have been adhered to and satisfied; and

**WHEREAS**, the Board of County Commissioners has received and considered the report and recommendation of Manatee County Staff; and

**WHEREAS**, the Board of County Commissioners has received and considered the report and recommendation of the Tampa Bay Regional Planning Council; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 13, 2014 regarding Ordinance 14-30 and has solicited, received, and considered all testimony, reports, comments, evidence, and recommendations from interested citizens, County agencies, the applicant, and the review and report of Manatee County staff; and

**WHEREAS**, the Board of County Commissioners held a duly noticed public hearing on December 4, 2014 regarding Ordinance 14-30 and has solicited, received, and considered all testimony reports, comments, evidence, and recommendations from interested citizens, County agencies, the applicant, and the review and report of Manatee County staff.

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

**SECTION 1. AMENDMENT AND RESTATEMENT OF DEVELOPMENT ORDER FOR DRI #27, ORDINANCE 13-28.**

Ordinance 13-28 is hereby amended and restated in its entirety below. This ordinance constitutes the amended and restated Development Order for the Lakewood Centre Development of Regional Impact. The prior Development Order shall be superseded by this Ordinance, provided this amendment shall not be construed to terminate the rights of the Developer, if any, granted under Section 163.3167(5), Florida Statutes, to the extent such rights have been previously granted and are not specifically herein or otherwise modified or amended.

**SECTION 2. FINDINGS OF FACT.**

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for an amended Development Order and all other matters presented to the Board of County Commissioners at the public hearing, hereby makes the following findings of fact:

- A. All "WHEREAS" clauses preceding Section 1 of this Ordinance are adopted as findings of fact.
- B. An application has been submitted to Manatee County and is being processed concurrently with this amendment to the Development Order to amend Zoning Ordinance No.PDMU-06-30(G)(R2) and the General Development Plan for the original 697.4+/- acre tract and reflects the addition of a 796.22 +/- tract to the project.

An application has been submitted to Manatee County and is being processed concurrently with this amendment to the Development Order to amend the Future Land Use Category for a 245 +/- acre tract within the boundaries of the additional lands.

- C. The Board of County Commissioners held a public hearing on December 4, 2014, regarding the application to amend the Development Order and the proposed Zoning Ordinance amendment and to adopt the Ordinance for a Comprehensive Plan Amendment to amend the Future Land Use Category for a portion of the additional lands in accordance with the

requirements of the Manatee County Land Development Code (Ordinance 90-01, as amended) and the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and has further considered the testimony, comments, and information received at the public hearings.

- D. Manatee County has adopted the Manatee County Comprehensive Plan which is in compliance with applicable state laws.
- E. The Comprehensive Plan requires a Certificate of Level of Service to be issued for water, wastewater, solid waste, parks and recreation, roadways, transit, and drainage in compliance with state requirements and the Land Development Code.
- F. This Development Order is issued based on information provided by the Developer\* in the original ADA\* (with sufficiency responses), this application to amend the Development Order; public hearing testimony; data, information, and recommendations provided by the Planning Commission and Manatee County Building and Development Services staff, and the Tampa Bay Regional Planning Council, and ensures continued compliance with the Manatee County Comprehensive Plan.
- G. The real property which is the subject of this Development Order is legally described in Section 8 of this Ordinance.
- H. The Project\* is not in an Area of Critical State Concern, as designated pursuant to Section 380.05, Florida Statutes.
- I. The authorized agent and address for the Project\* is Todd J. Pokrywa of SMR North 70, LLC, 14400 Covenant Way, Lakewood Ranch, Florida 34202.
- J. The owner of the property is SMR North 70, LLC and SMR Northwest Land, LLC, their heirs, assigns, designees and successors in interest as to the Project\*.

### **SECTION 3. CONCLUSIONS OF LAW.**

- A. Based upon the previous findings of fact and the following conditions of this Development Order, the Board of County Commissioners of Manatee County concluded that:
  - 1. The Project\* will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.
  - 2. The Project\* is consistent with the local land development regulations and is consistent with the State Comprehensive Plan

(SCP), the Tampa Bay Regional Planning Council's Future of the Region, A Comprehensive Regional Policy Plan (FCRPP), and the 2020 Manatee County Comprehensive Plan (as amended).

3. The Project\*, as conditioned by this Development Order, is consistent with the report and recommendations of the Building and Development Services Department and the report and recommendations of the Tampa Bay Regional Planning Council.
4. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer\* is authorized to conduct development as described herein, subject to the conditions, restrictions, and limitations set forth below.
5. The review by the County\* and interested citizens reveals that impacts of the development are adequately addressed pursuant to the requirements of Section 380.06, Florida Statutes, within the terms and conditions of this Development Order, and the ADA, as amended by this request to modify the Development Order. To the extent that the ADA\* is inconsistent with the terms and conditions of this Development Order, the terms and conditions of this Development Order shall prevail.
6. Pursuant to Section 380.06(19), F.S., the changes proposed pursuant to the NOPC submitted on May 15, 2014 and approved with conditions pursuant to Ordinance 14-30 are presumed to be a substantial deviation, however, the presumption has been rebutted and the changes have been determined not to constitute a substantial deviation requiring further Development of Regional Impact review.

#### **SECTION 4. DEVELOPMENT COMPONENTS:**

- A. This Development Order approval shall constitute approval of the application to amend the Development Order subject to the conditions set forth herein and shall be limited to the development amounts set forth in Table 1, below.
- B. Phases 1, 2 and 3 of the Development are Specifically Approved subject to the conditions found within the Development Order and a Certificate of Level of Service for all services, except potable water and sewer, which has been issued for the land uses listed in Phases 1, 2 and 3 as defined herein and in Zoning Ordinance PDMU-06-30(G)(R3). Potable water and sewer concurrency will be reviewed at time of each Final Site Plan submittal.

- C Preliminary and Final Site Plan applications shall be reviewed for compliance with this Development Order and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application, as to such requirements which are not specifically addressed in this Development Order or are not inconsistent with this Development Order.
- D. The build-out date for this Development Order is March 22, 2026.
- E. The expiration date for this Development Order is March 22, 2027.

**TABLE 1: DEVELOPMENT TOTALS**

Land Use	Phase 1 2008 – 2022*	Phase 2 2009 – 2021*	Phase 3 2012- 2026*	Total
<b>Residential (dwelling units)</b>				
Multi-family	900	1,800	539	<b>3,239</b>
Single Family	1,008	200	236	<b>1,444</b>
<b>Total</b>	<b>1,908</b>	<b>2,000</b>	<b>775</b>	<b>4,683</b>
<b>Commercial/Office (sq. ft.)</b>				
Retail	360,000	542,000	772,000	<b>1,674,000</b>
Office	358,000	458,000	647,000	<b>1,463,000</b>
<b>Total</b>	<b>718,000</b>	<b>1,000,000</b>	<b>1,419,000</b>	<b>3,137,000</b>
<b>Hotel (rooms)</b>	<b>300</b>	<b>-0-</b>	<b>-0-</b>	<b>300</b>

Source: WilsonMiller, September 2005

\* The phasing buildout dates shall be March 22nd of the years indicated, which includes legislatively approved extensions (SB 360, SB 1752, HB 7207 and F.S. 252.363) .

& The approved amount of any one land use may be increased, but only with decreases in one or more of the other land uses, per the Land Use Equivalency Matrix.

- F. Development Totals:
1. The Land Use Equivalency Matrix, below allows the developer

variations in the quantity of approved land uses without the requirement to analyze such modifications through the Notice of Proposed Change process. The conversion formulas presented below are based on p.m. peak hour trip generation factors.

2. In seeking approval of a specific Land Use Exchange, the Developer\* shall prepare a request which demonstrates that the impacts generated by the revised land use mix will not exceed the impacts for transportation, solid waste disposal, mass transit, drainage, and parks and recreation, which have been approved and authorized in the Certificate of Level of Service Compliance (CLOS) issued for that phase or subphase. Additionally, the Developer\* shall demonstrate that the proposed land use mix will not generate the need for additional affordable housing beyond the amount for which the supply of affordable housing has been demonstrated to be available and is described in Section M of this Development Order. The Developer\* must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts in excess of those previously approved, the Developer\* may be granted approval for that excess only if, and when, capacity is available. However, reapplication shall not cause the Developer\* to lose the capacity already approved for the Project\*. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS. At the time of Final Site Plan approval, potable water, wastewater treatment and schools shall be analyzed and a CLOS will be issued for those concurrency components.
3. An application for a Land Use Exchange must include a revised General Development Plan which will include a revised Land Use and Phasing Schedule and a reallocation of square footage. Each proposal for a land use exchange and revised General Development Plan shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the 2020 Manatee County Comprehensive Plan and shall be subject to the approval of the Board of County Commissioners.
4. The County's review of any such request shall include a determination that the project as a whole will continue to be developed as a mixed use project with both residential and non-residential uses. As a part of such analysis, the County shall review the percentage of developed land area devoted to each land use category.

5. Upon approval of a Land Use Exchange, County staff shall provide to the Florida Department of Economic Opportunity (DEO) and TBRPC a copy of said approval.
6. The DRI biennial report shall include information indicating implementation of the matrix as well as cumulative amounts of development which have been approved by the County as of the biennial report date.



The Land Use Equivalency Matrix (LUEM), Table 2, is as follows:

Land Use Equivalency Matrix:

**TABLE 2: LAND USE EQUIVALENCY MATRIX**

CHANGE FROM:	CHANGE TO:				
	Residential/ SF (Units)	Residential/ Multifamily (Units)	Commercial (Sq. Ft.)	Office (Sq. Ft.)	Hotel (Rooms)
Residential/S.F. (Units)		0.87	138.67	348.99	0.65
Residential/Multifamily (Units)	1.15		132.00	165.00	0.75
Commercial (1,000 Sq. Ft.)	7.21	3.88		1271.00	4.69
Office (1,000 Sq. Ft.)	2.87	0.68	176.00		1.86
Hotel (Rooms)	1.54	1.33	213.33	536.91	

## SECTION 5. DEFINITIONS.

The definitions contained in Chapter 380, Florida Statutes, the Manatee County Comprehensive Plan, and Land Development Code shall apply to this Development Order in addition to those listed herein. The following capitalized terms used herein shall have the following meanings:

- A. "Application for Development Approval\*" or "ADA\*" shall mean the Lakewood Centre Development of Regional Impact Application for Development Approval\* (April 28, 2006), and the sufficiency responses submitted by the Developer\* on October 23, 2006, April 20, 2007, and September 14, 2007. Certain ADA questions have been answered within the submittal dated May 15, 2014 with information related to the 796.22 +/- acre tract.
- B. "Best Management Practices\*" shall mean the method or combination of methods determined after problem assessment and examination of alternative practices, to be the most effective and practicable means of reducing or preventing nonpoint source pollution to levels compatible with water quality goals. These measures could include both structural (e.g., sediment/debris basins, wetland impoundment of agricultural runoff, etc.) and nonstructural (e.g., street vacuuming, deferred grazing systems, etc.) approaches to abatement of nonpoint source pollution, and may vary on a

regional and local basis depending on the nature of the problems, climate, physical characteristics, land use, soil types and conditions, and other factors.

- C. "County\*" shall mean Manatee County, a political subdivision of the State of Florida.
- D. "Developer\*" shall mean SMR North 70, LLC or SMR Northwest Land, LLC, their heirs, assigns, designees, agents, and successors in interest as to the Project\* and all conditions of approval.
- E. "Development Approval\*" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Plat, and Final Site Plan process or Construction Drawing approval where site plans or subdivision plats are not required.
- F. "Fair Market Rent Documentation System" shall mean a system established by the Department of Housing and Urban Development (HUD) that provides complete documentation of the development of the Fair Market Rents (FMRs) for any area of the country. FMRs are developed and updated from the metropolitan Core-Based Statistical Areas (CBSAs) as established by the Office of Management and Budget.
- G. "Funding Commitment\*" shall mean projects funded for construction in the current year plus one of an adopted work program, or committed by private sources which can include the Developer\*, for construction with funding provided within one year.
- H. "Master Drainage Plan\*" shall mean a plan showing the proposed stormwater management components to be constructed for the entire Project\* as follows:
1. existing topography;
  2. existing drainage features, both on site and off site, that will affect the drainage concept of this Development\*; existing and developed drainage basins, with their direction of outfall;
  3. proposed stormwater management facilities, which shall include: detention lakes, connection of lakes, and the eventual outfall for these lakes; and
  4. off site areas that historically drain through the property shall be addressed as to the method the applicant proposes to use to accommodate off site stormwater.

- I. "Project\*" shall mean the land uses by area, square footage, density, and phase to be constructed on the real property described in Section 8 herein.
- J. "Specific Approval" shall mean ADA approval for Phases 1, 2 and 3. Specific Approval\* herein should not be confused with Specific Approval\* as defined in the Manatee County Land Development Code.
- K. "Vertical Development\*" shall mean and shall be deemed to include the construction of new residential units and non-residential units or the reconstruction or addition to any structure.

The definitions contained in Chapter 380, Florida Statutes, shall apply to this Development Order.

Note: An asterisk (\*) in the text of this Development Order denotes that the word is defined.

#### **SECTION 6. DEVELOPMENT CONDITIONS:**

**THE LAKEWOOD CENTRE DRI IS SPECIFICALLY APPROVED FOR PHASES 1, 2 and 3 DEVELOPMENT ~~AND CONCEPTUALLY APPROVED FOR PHASES 2 AND 3~~, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:**

##### **Transportation**

- A.(1) Transportation mitigation improvements shall be implemented through the Local Development Agreements (LDA 10-01 and LDA-13-03) approved by Manatee County on September 14, 2010 and November 7, 2013, respectively.
- A.(2) With each Final Site Plan application, the Developer shall submit to the County a limited traffic study which addresses the estimated traffic operations and turning movements together with the conceptual design of the driveways, serving the project covered by the Final Site Plan application.
- A.(3) The Developer shall encourage transportation system management (TSM) measures such as the use of carpooling, vanpooling, mass transit, alternative hours of operation for employment and retail centers and other forms of transportation diversion and shall provide information to residents and employers on available opportunities.

- A.(4) Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within the Project\*. At such time that MCAT has established a plan for service to the Project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the Project.
- A.(5) The Developer shall provide roadways and pedestrian connections to perimeter roads, schools, and park sites.
- A.(6) Provisions shall be made for the construction of all internal collector roads as shown on DRI Map H (Attached as Exhibit A). Roads shall be constructed at the cost of the Developer, or other appropriate entity, prior to or in conjunction with development requiring access on that roadway. This dedication/construction shall be eligible for impact fee credits to the extent allowed by the Manatee County Land Development Code and applicable law. Right-of-way along Malachite Drive (complete) and White Eagle Boulevard (complete from State Road 70 to Malachite Drive) will be dedicated to Manatee County by the Developer prior to or in conjunction with any Preliminary Site Plan or Preliminary Plat approvals adjacent to or encompassing such roadways, to ensure 120 feet of right-of-way adjacent to the site, except dedication of White Eagle Boulevard from 44<sup>th</sup> Avenue East to State Road 64 will be completed in accordance with the terms of the Local Development Agreement (LDA-13-03). These dedications shall be impact fee creditable to the extent permitted by the Manatee County Land Development Code and applicable law.
- A.(7) There shall be bicycle or pedestrian facilities on both sides of any road designated as a collector or higher, in accordance with the LDC. All bike paths and lanes shall be constructed in accordance with Manatee County standards
- A.(8) The Developer shall provide adequate sidewalks along both sides of all streets and roadways throughout the Project.
- A.(9) Improvements made pursuant to the Local Development Agreement (LDA-10-01) adopted by Manatee County Board of County Commissioners on September 14, 2010 shall satisfy the requirements for mitigation of the Project's Phase 1 transportation impacts.
- A.(10) Improvements made pursuant to the Local Development Agreement (LDA-13-03) adopted by the Manatee County Board of County Commissioners on November 7, 2013, shall satisfy the requirements for mitigation of the Project's Phases, 2 and 3 transportation impacts.

**Vegetation, Wildlife, and Wetlands**

- B.(1) As to the original 697.4 acre lands, no impacts to Natural Resources of Regional Significance (NRRS) as defined by TBRPC are proposed by this project. Impacts to Natural Resources of Regional Significance, as delineated on Map 3 (Attached as Exhibit B) in the TBRPC's Final Report of the Lakewood Centre DRI, adopted December 10, 2007, shall only occur if justified pursuant to *Future of the Region, A Strategic Regional Policy Plan for the Tampa Bay Region* Policy 4.5.2. Mitigation for justifiable impacts to Natural Resources of Regional Significance shall meet the ratios set forth in that policy and Policy 4.5.6; i.e., 2 created: 1 impacted for Special Habitats (Strategic Habitat Conservation Areas and Priority Wetlands); 3 created: 1 impacted for Riverine Habitat; and twice that amount if mitigation is in the form of restoration of disturbed habitat of a similar nature, at minimum.
- B.(2) In the event that any state or federally-listed species are discovered breeding on-site during project development, the Developer\* shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.
- B.(3) Nuisance and exotic plant species shall be removed from upland areas of the project site during site development. A plan shall be developed to address how preserved and conserved upland areas will be managed to limit nuisance and exotic species. The plan shall be submitted to Manatee County for approval with the first Final Site Plan or Final Plat for vertical development. (completed)
- B.(4) As committed, the applicant shall preserve and protect all wetlands as shown on Map H using upland vegetated buffers managed as wildlife habitat. Unavoidable impacts to wetlands may be mitigated using credits from the Long Swamp Ecosystem Management Plan.
- B.(5) Conservation Easements for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County prior to issuance of first Certificate of Occupancy or Final Plat for those areas within or directly adjacent to the proposed phase of development.
- B.(6) Preliminary and Final Site Plans within management guideline distances (as prescribed by US Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission, as applicable) from the bald eagle nest shall be designed in accordance with the

current Habitat Management Guidelines for the Bald Eagle published by the U.S. Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission, as applicable, shall be provided prior to Final Site Plan approval.

- B.(7) The natural wildlife corridor existing along the wetland corridor located south of Malachite Drive and north of Rangeland Parkway shall be maintained and protected by placing the area in a conservation easement. Wildlife passageways shall be incorporated into the roadways designed to cross this corridor if practical and approved by appropriate state, regional, and local agencies.
- B.(8) The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. No new clearing of tree or preservation areas shall be permitted for any new agricultural uses.
- B.(9) Prior to each Preliminary Site Plan approval, an evaluation for potential hazardous material locations (i.e., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), shall be performed by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation and mitigative measures shall be subject to the approval of Manatee County. Copies of a remediation and mitigation plans along with the approvals by appropriate State or Federal agencies shall be provided to the Building and Development Services Department. All remediation and mitigation activities shall be completed prior to commencement of construction. A remediation plan shall be reviewed and submitted for approval to Manatee County.
- B.(10) All proposed nature trails, boardwalks, and shade structures in wetlands, wetland buffers, or upland preservation areas shall be designed to minimize impacts to trees or areas of significant vegetation and in accordance with Section 719 of the Manatee County Land Development Code. No nature trails, boardwalks, or shade structures shall be constructed within preserved wetlands in the areas shown as Natural Resources of Regional Significance, as delineated on Map 3 (Attached as Exhibit B) in the TBRPC's Final Report of the Lakewood Centre DRI, adopted December 10, 2007.
- B.(11) The potential upland preservation areas (consisting of Pine Flatwoods, Pine Mesic Oak and Live Oak) shown on the GDP shall be reviewed with each Preliminary Site Plan or Final Site Plan

encompassing or adjacent to the areas. Upland Preservation Areas may be reconfigured, subject to Building and Development Services Director approval, with the Preliminary Site Plan provided that the overall acreage (23.8 acres), general location, and quality of preserved habitat remain consistent with those shown on the approved GDP. Limited impacts may be permitted for suitable recreational areas (passive parks, pocket parks, etc.). Recreation improvements shall be designed in a manner that minimizes impacts to mature trees, dense tree clusters or significant vegetation.

- B.(12) The Developer\* shall provide 23.8 acres of upland preservation. Upland preservation areas, consistent with the potential Upland preservation areas identified on Map H (Attached as Exhibit A). The 23.8 acres of upland preservation shall not be inclusive of any required wetland or landscape buffers.
- B.(13) The Developer\* shall submit for review and approval, a Habitat Management Plan for the upland preservation areas with the first Preliminary Site Plan. (completed)

### **Soils**

- C.(1) Best Management Practices, including those identified in the ADA\*, shall be employed during site preparation and construction to prevent soil erosion.

### **Air Quality**

- D.(1) Best Management Practices\*, including those identified in the ADA\*, shall be employed during site preparation and construction to minimize air quality impacts.

### **Water Quality and Stormwater Management**

- E.(1) The stormwater management system shall be designed to restore and maintain the natural hydroperiod of the receiving wetlands, and to meet or exceed the requirements for development within the Evers Reservoir Watershed Overlay. Upland habitat within 50 feet of the contiguous wetland system draining to the upper Braden River shall be preserved to enhance water quality.
- E.(2) Development practices shall incorporate Best Management Practices\*, including those which prevent construction-related turbidity.

- E.(3) Because the project is partially within the Wolf Slough/Evers Reservoir basin, an integrated pest management program shall be implemented to minimize the use of fertilizers and pesticides, and the design and construction techniques listed below should be utilized:
- ensuring that ponds and swales are properly grassed; and
  - implementation of a site-specific surface and groundwater quality monitoring system, through the Environmental Monitoring Plan.
- E.(4) The Developer\* shall encourage the use of water conserving landscapes and the responsible use of water by residents and occupants throughout the Project\*.
- E.(5) Existing native vegetation shall be preserved to meet screening requirements, where feasible, unless otherwise approved by the Building and Development Services Department.
- E.(6) To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.
- E.(7) Stormwater management ponds shall not be constructed within wetland buffers or other natural resources of regional significance.
- E.(8) The applicant shall implement resident education advocating surface water protection.
- E.(9) Low impact development techniques are encouraged to be used throughout the development, particularly in areas draining to the Evers Reservoir. These techniques shall include, but are not limited to, the following:
- Retention of the maximum amount of existing native vegetation;
  - Shallow vegetated swales in all areas, including parking;
  - Appropriate Florida-friendly plant selections;
  - Small, recessed garden areas throughout landscaped areas;
  - Porous pavement and other pervious pavement technologies; and
  - Stabilized grass areas for overflow parking.
- Specific requirements for implementation of these techniques shall be stipulated in the accompanying Zoning Ordinance.
- E.(10) Prior to construction of individual parcels or portions thereof, the applicant must provide a plan at the time of Preliminary or Final Site



Plan detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system.

- E.(11) All habitable structures shall be constructed in accordance with Manatee County's flood protection requirements.
- E.(12) Compensation for the loss of 100-year flood storage capacity shall be provided.
- E.(13) Manatee County has reviewed and approved the groundwater quality monitoring plan submitted for the Lakewood Centre DRI. This approval is contingent upon the following requirements:
- The Developer\* shall ensure the protection of monitoring wells and access to monitoring wells through build-out of the project. Should any of the monitoring wells be destroyed the responsible entity shall provide written notification of the incident and corrective action taken to Manatee County.
  - Should the land use change significantly or should the baseline monitoring reveal exceedences that would merit additional monitoring measures, Manatee County may require the monitoring plan to be modified accordingly.
  - If monitoring activities do not begin in a timely manner, Manatee County may require the monitoring plan to be modified accordingly.

### **Historical and Archaeological Sites**

- F.(1) Any significant historical or archaeological resources discovered during project development shall be reported to the Florida Division of Historical Resources (FDHR) and the disposition of such resources shall be determined in cooperation with the FDHR and Manatee County.

### **Water**

- G.(1) Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).
- G.(2) The Developer\* shall be required by Manatee County ordinances, to extend potable water service to each phase or subphase of the Project\* to assure that adequate potable water capacity exists to

accommodate the Project\*.

The Developer\* shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on-site wells not intended for potable or non-potable uses shall be plugged and abandoned in accordance with Rule 40D-3.531, Florida Administrative Code.

- G.(3) The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including on individual lots. Prior to Final Site Plan approval applicant shall specify source of irrigation on site plan.
- G.(4) The Developer\* has committed to the following:
- utilization of a non-potable water system for all landscaped areas;
  - use of native vegetation or drought-resistant vegetation in landscaped areas and the single-family residential portion of development; and
  - the re-establishment of the tree canopy previously cleared for agricultural activities, where possible.
- G.(5) Water-saving plumbing fixtures must be used inside all buildings, including housing units.
- G.(6) Water-conserving irrigation systems shall be used throughout the development. Rainfall sensors shall be placed on all systems.
- (G.(7) Irrigation time clocks shall be reset after the establishment period for new landscaping has expired.
- G.(8) Florida-friendly landscaping principles shall be used throughout the development.
- G.(9) Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated.
- G.(10) Conservation education shall be provided for the residents and other users of the development.

**Wastewater**

- H.(1) The Developer\* shall be required by Manatee County ordinances, to expand wastewater service to each phase or subphase of the Project\* to assure that adequate wastewater capacity exists to accommodate the Project.\*
- H.(2) No septic tanks are permitted.

**Solid Waste**

- I.(1) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous or medical materials and proper procedures for the handling and disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.
- I.(2) The Developer\* shall be required by Manatee County ordinances, to extend solid waste service to each phase or subphase of the Project\* to assure that adequate solid waste capacity exists to accommodate the Project\*.

**Recreation and Open Space**

- J.(1) Greenways, environmentally-sensitive features, open space, and recreation facilities shall be maintained by the Developer\* or successors such as a Home Owners Association, CDD, other legal entity and/or as directed by the permitting agencies.
- J.(2) As committed, the Developer\* shall provide 75-acres of parks within the Project. In conjunction with Manatee County, the Applicant may review the exact locations and configurations of such parks and these may be modified from those shown on Map H. An additional 23.5 acres of passive parks (within upland preservation areas and outside of wetland buffers) will be provided on the site, at locations to be determined by Manatee County through the development review process.

**Health Care, Police, and Fire**

- K.(1) The Developer\* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of emergency service facilities for emergency medical services. The Developer\* may, with the approval of the County\*, satisfy this

obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County\* or payment of impact fees, as applicable. An agreement as to the schedule for payment of the Developer's pro-rata share, mutually acceptable to the County\* and the Developer\*, shall be reached prior to the approval of the first Preliminary Site Plan, Final Site Plan, or Final Plat for Vertical Development\* for Phase 1 or any subphase thereof. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project\* and any pro-rata lump sum payment shall be creditable against the payment of impact fees at the rate in effect at the time payment was made (Developer shall satisfy this condition through the payment of impact fees in the normal course of business for all phases.)

- K.(2) The Developer\* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, equipping, and staffing of emergency service facilities for police and fire services or any combination thereof. The Developer\* may, with the concurrence of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as allowed by the Land Development Code, if applicable. An agreement as to pro-rata share for each Phase, mutually acceptable to the County and the Developer shall be reached prior to the issuance of the first Final Site Plan or Final Plat for Vertical Development for each Phase. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project and any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. (Developer shall satisfy this condition through the payment of impact fees in the normal course of business for all phases.)
- K.(3) As agreed upon, the applicant shall use applicable Fire Wise principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems. Such practices shall be described on the Landscape Plans of each Final Site Plan.

### **Hurricane Preparedness**

- L.(1) The Developer\* shall promote awareness of hurricane and flooding hazard, preparedness and hazard mitigation through public information, neighborhood association newsletters, model homes, commercial/office buildings, etc.

**Affordable Housing**

- M.(1) The Developer shall provide workforce housing at a price as determined pursuant to the parameters as set forth in the definition contained within the Manatee County Land Development Code or at a rental rate as set forth in Stipulation M.(3) below, within the project, or within an adjacent project, in an amount equal to 10% of the total number of residential units (not to exceed 368 based upon the original 3,675 approved dwelling units) constructed in Lakewood Centre Phases 1, 2, and 3. The workforce housing required herein is generally designed to provide housing for essential workers such as local government employees, quasi-governmental employees, and private sector employees.
- M.(2) Maximum home sales prices shall correspond to values as provided in the Manatee County Maximum Income Limits Table. These limits are updated periodically by Manatee County and shall be utilized accordingly. The maximum sales price in effect at the time of the sale of a workforce housing unit shall apply.
- M.(3) Maximum rental rates shall correspond to values as provided for in the Fair Market Rent Documentation System\*. These rates are updated periodically by Manatee County and shall be utilized accordingly. The rental rate in effect at the time the rental unit is constructed and available for lease shall apply.
- M.(4) The Developer shall include in its Biennial Report data showing the number and sale prices of workforce housing units sold and the number and rental rate of qualifying rental units constructed during the reporting period. The Biennial Report shall also include the current Manatee County Maximum Income Limits Table and the Fair Market Rent Documentation System\*. Only those units that have a sale price equal to or less than the maximum allowable home sales price, as provided in M.(2) or a rental rate equal to or less than the maximum rental rate as provided in M.(3), shall be counted toward the required mitigation.
- M.(5) With each Biennial Report, the overall ratio of workforce housing units provided to the number of residential units constructed in the Project shall be determined.
- M.(6) Should the required housing mitigation for Phase IV of the University Lakes DRI be constructed within Lakewood Centre, a separate calculation showing the overall ratio of workforce housing units provided within Lakewood Centre to the number of residential units constructed in Phase IV of University Lakes shall be included

in the Biennial Report. This calculation will be for informational purposes only; any required fees for units not provided will be calculated according to the terms and conditions of the University Lakes DRI Development Order

### **Energy**

- N.(1) The Developer\* shall incorporate energy conservation measures into the site design, building construction, and landscaping to the maximum extent feasible.
- N.(2) As committed, the Project\* shall be certified as a “green development” by the Florida Green Building Coalition (FGBC) under its Green Development Standard. To ensure the continuance of green development, Lakewood Centre builders will be required to construct energy- and resource-efficient facilities and receive certification from the FGBC. The “Green Development” designation requires a combination of the following six categories: Protect Ecosystem and Conserve Natural Resources; Create a Green Circulation System; Green Utility Practices; Amenities; Covenants and Deed Restrictions; and Provide Educational Information to Help Achieve and Promote Green Living Practices.
- N.(3) The developer shall work with TECO/Peoples Gas to ensure that natural gas is available within the project, as committed.

### **General Conditions**

- O.(1) Should development depart from the parameters set forth in the ADA\*, the Project\* except for changes pursuant to Section 4.F. will be subject to Substantial Deviation review pursuant to Section 380.06, F.S.
- O.(2) Physical development shall commence within two years of Development Order adoption, in order to have reasonable expectation of achieving Phase 1 buildout by March 22, 2022. For the purpose of the Development Order, this term means construction of infrastructure, roadways, or other vertical development\*. (completed)
- O.(3) In the event the Bradenton/Sarasota Arena development or parcel is reacquired by the Developers of the Lakewood Centre DRI and meet the aggregation criteria defined in 380.0651(4), F.S., the Developer shall process the addition of this parcel (and corresponding entitlements) to the Lakewood Centre DRI through

the requisite process administered under Subsection 380.06(19), F.S.

- O.(4) All of the Developer's\* commitments set forth in the ADA\* and subsequent Sufficiency Responses shall be honored as Development Order Conditions, except as they may be superseded by specific terms of the Development Order. Such developer commitments have been summarized in Section 7 of this Development Order.
- O.(5) The Developer\*, its successors, assigns or transferees, shall submit Biennial DRI Reports in accordance with Section 380.06(18), Florida Statutes\* to the County\*, TBRPC, the State Land Planning Agency, and other agencies, as may be appropriate, on even number years commencing March, 2010 until such time as all terms and conditions of this Development Order are satisfied. Ten (10) copies of this report shall be submitted to the Manatee County Building and Development Services Department, who shall review the report for compliance with the terms and conditions of this Development Order and who may submit an appropriate report to the County Commission should the Building and Development Services Director decide further orders and conditions are necessary. The Developer\* shall be notified of any Board of County Commissioners' hearing wherein such report is to be considered or reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, modification, or change of any conditions, or any terms or conditions of this Development Order. The Biennial Report shall contain the following:
- a. Any change in the plan of development, or in the representation contained in the ADA\*, or in the phasing or land uses for the reporting year and for the next year;
  - b. A summary comparison of development activity proposed and actually conducted for the year;
  - c. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or Developer\*;
  - d. Identification and intended use of lands purchased, leased, or optioned by the Developer\* adjacent to the land encompassed by the Development Order for the Project\*;
  - e. An assessment of the Developer's\* and the local government's compliance with the conditions of approval contained in the DRI Development Order and the commitments that are contained in the Application for

- Development Approval\* and which have been identified by the County\*, TBRPC, or DEO, as being significant;
- f. Any known incremental DRI Applications for Development Approval\* or requests for a Substantial Deviation Determination that were filed in the reporting year and to be filed during the next year;
  - g. An indication of a change, if any, in local government jurisdiction for any portion of the Development\* since the Development Order was issued;
  - h. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;
  - i. A copy of any recorded notice of the adoption of a Development Order for the subsequent modification of an adopted Development Order that was recorded by the Developer\* pursuant to Subsection 380.06(14)(d), Florida Statutes;
  - j. A statement that all persons have been sent copies of the Biennial Report in conformance with Subsection 380.06(15) and (18), Florida Statutes;
  - k. Reports or information pursuant to pertinent conditions herein requiring copies of information to be provided in the Biennial Report.
  - l. An updated map showing the locations and acreage of upland and wetland preservation; and
  - m. Any other information required pursuant to general law.

## **SECTION 7. DEVELOPER\* COMMITMENTS:**

The following are developer commitments set forth in the Application for Development Approval\* (ADA\*) and Sufficiency Responses\* (SR) which shall be honored by the Developer\*, except as they may be superseded by specific terms of the Development Order or the Local Development Agreements entered into between Manatee County and the Developer. These commitments pertain to the original 697.4+/- acre tract which were the subject of the ADA\* and are not applicable to the Additional Lands (the 796.22 +/- acre tract). The Developer commitments set forth below relative to Floodplains are no longer valid due to the adoption of new flood maps by Manatee County.

### **GENERAL**

1. Ground-level shops and eateries will be located below residential housing units to emphasize pedestrian activity along the street. (ADA/Page 10.2)
2. Agricultural uses will continue on portions of the property not immediately subject to development. (ADA/Page 10.7)



3. The County's Future Land Use Map will need to be revised to change the (285.3 acre) area of Urban Fringe-3 to the Residential/Office/Retail FLU to allow the proposed amount of development (ADA/Page 10.12). The amendment area is generally north and west of the Arena outparcel, located in Sections 8 and 17, of Township 35, Range 19 (ADA/Page 10.14).
4. No amendments to the Capital Improvements Element will be required in order for the Project to be developed as proposed. (ADA/Page 10.13)
5. The proposed Land Use Equivalency Matrix is limited to the Phase 1 entitlements for which Specific Approval is being requested. (SR3/Page 10.1)

### **VEGETATION AND WILDLIFE**

1. Most of the isolated wetlands and wetlands associated with the headwaters and/or intermittent tributaries of the perennial stream systems (Wolf Creek, Williams Creek, unnamed drainage) found on this site will be maintained to preserve existing plant communities in the project after development, as well as provide visual amenities and wildlife habitat. (ADA/Page 12.5)
2. In order to provide sufficient protection for this species [bald eagle] a management plan for the protection of this nesting territory will be prepared in coordination with the FWS prior to any development within 1500 feet of the nest for this DRI. (ADA/Page 12.9) [Developer Clarification: the recently adopted federal management guideline is now 660 feet].
3. The land-use plan will include preservation of the significant wetland systems on site, including all of the wetlands where listed species were observed. (ADA/Page 12.12)
4. Compensatory mitigation for the proposed wetland impacts will be provided by "The Long Swamp Ecosystem Management Plan" which is an existing comprehensive wetland restoration and enhancement project, approved by the USCOE, the SWFWMD, and Manatee and Sarasota Counties to provide mitigation for wetland impacts within the boundaries of Schroeder Manatee Ranch. (ADA/Page 12.13)
5. All development planned for this DRI will be consistent with the approved current bald eagle management plan at the time of the Preliminary or Final Site Plan application. (SR1/Page 9.5)
6. The intensity of agricultural activity on the Lakewood Centre site will not

- be increased during development. (SR1/Page 10.2)
7. The specific configuration of the preservation areas will be determined upon further planning and will be subject to approval by the Building and Development Services Director. (SR1/Page 10.11)
  8. The applicant proposes to preserve additional native upland habitats (including pine flatwoods, pine-mesic oak, and live oak) north of Center Parkway and adjacent to the following wetlands: NW-W31, NW-W33B, NW-W33A, NW-W35, NW-W35B and NW-W37, as depicted on the supplemental map. The applicant will remove all nuisance/exotic vegetation from upland portions of on-site communities. (SR1/Page 12.4)
  9. Wildlife uses will be protected by limiting access to boardwalks or other appropriate areas (using marked trails, fenced areas, signage, etc.). (SR1/Page 26.1)
  10. The 8.9-acre potential preservation area shown on Map H, contains several different types of native upland habitat. The exact amount of each habitat preserved will not be known until the Final Site Planning process is completed. (SR2/Page 10.4)
  11. The developer offers the following stipulation to ensure protection of this species: "Preliminary and Final Site Plans within 1,500' of the bald eagle nest shall be designed in accordance with Habitat Management Guidelines for the Bald Eagle in the Southeast Region, as amended, or a Habitat Management Plan for Bald Eagles, approved by the U.S. Fish and Wildlife Service, shall be provided prior to Final Site Plan approval." (SR2/Page 12.7) [Developer Clarification: the recently adopted federal management guideline is now 660'].
  12. Per the January 10, 2007 meeting between Stephanie Rousso (FWC), Alissa Powers (EAC) and Mike Burton (EAC), it was agreed that potential habitat be surveyed again for Sherman's fox squirrel prior to construction. (SR2/Page 12.10)

## **WETLANDS**

1. Except for necessary roadway crossings and relatively minor impacts to allow sufficient development for a Town Center, the on-site wetlands will be retained in their natural state or enhanced. (ADA/Page 10.18)
2. Additional studies of wetland hydrology will be conducted for the design of the site's stormwater management system prior to Final Site Plan submittals. (ADA/Page 13/1)
3. Hydroperiods of on-site wetlands will be maintained through contributions

from the proposed stormwater management system. Upland buffers of 30 feet around preserved isolated wetlands and 50 feet around wetlands contiguous with waters of the state within the Evers Reservoir Watershed Overlay District will be observed, protected and managed for wildlife habitat value in accordance with the Manatee County LDC. These buffers will remain in native vegetation where found and restored to native conditions where habitat has been degraded. (ADA/Page 13.2)

4. Wetland areas will be clearly identified in the field prior to initiating construction. Silt fence, or other appropriate erosion control device, will be placed at the limit of the wetland buffers to prohibit encroachment and sedimentation. (ADA/Page 13.6)
5. Stormwater lake littoral shelves within the project area will be planted with at least three species of desirable herbaceous emergent vegetation. Plant materials will be bare root sized and installed on three-foot centers. (ADA/Page 13.6)
6. The majority of these wetlands will remain undisturbed as important amenities to the site plan and will be incorporated into the surface water management plan and dedicated as Wetland Conservation Areas. (ADA/Page 15.2)
7. The wetlands will be enhanced by incorporating them into the stormwater management system. This will improve wetland hydroperiods to mimic pre-agricultural impact functions and values. Wetland impacts will be mitigated using credits from the Long Swamp Ecosystem Management Plan. (SR1/Page 10.21)
8. Conservation easement and wetland buffer signage will be installed at key locations to advise those utilizing the area or performing maintenance activities of appropriate restrictions. (SR1/Page 13.1)
9. The only wetland impacts are proposed in the high intensity commercial development (MU area) portion of the project. (SR1/Page 13.3)
10. The water quality and quantity functions of the wetlands will be replaced on site as part of the stormwater management system. (SR1/Page 13.9)
11. Wetlands and wetland buffers will be placed under a conservation easement to Manatee County. During construction, Best Management Practices, such as silt fencing, will protect the wetland and buffers from potential secondary impacts. Post-construction, the installation of conservation easement/wetland buffer signage will educate and inform residents of the protected nature of these areas. (SR1/Page 26.1)
12. The Lakewood Ranch Stewardship District will be responsible for the

management of all conservation lands after project buildout. (SR2/Page 13.2)

### **WATER QUALITY**

1. Water quality monitoring will be continued in accordance with Manatee County's "Ambient Surface Water Monitoring for Developments" if additional monitoring is deemed necessary or if the applicant is requested to participate in a basin management study in order to meet the state's reasonable assurance criteria for a total maximum daily load allocations for impaired and potentially impaired water bodies. (ADA/Page 14.4)
2. Construction water quality monitoring for turbidity will be accomplished with the implementation of a sediment control program... The "Sediment Control Program" and documentation as well as the construction manager's daytime and emergency contact information shall be provided to the Manatee County. (ADA/Page 14.6)
3. The applicant intends to propose and perform baseline water quality monitoring for ambient groundwater conditions, in order to meet Development Order stipulations and in accordance with Manatee County's Ambient Groundwater Monitoring Plan requirements. A groundwater monitoring plan will be submitted to Manatee County for their approval prior to startup of site development activities. The groundwater monitoring program will continue throughout the site development activities to ensure that these activities do not pose any potential adverse effects to the surficial aquifer resources... (ADA/Page 14.5)
4. Soil borings will be performed at the time of design to verify the Seasonal High Water Level at the specific sites as well as any elevations of any confining layers. (SR2/Page 14.2)

### **SOILS**

1. Flexible roadways and building foundations will also be utilized to offset swelling and shrinking of soils. (ADA/Page 15.3)
2. Lake bank stabilization will be achieved through the use of temporary seed and mulch until final stabilization can be achieved by means of sodding. Within the Littoral zones of the lakes, below normal water level, native aquatic plants will be utilized. (ADA/Page 15.3)
3. A conservation easement covering the wetlands and wetland buffers will be dedicated to Manatee County through the final subdivision plat process or by separate legal instrument. (SR1/Page 15.2)

### **FLOODPLAINS**

1. There will be no floodplain impacts. (ADA/Page 10.21)
2. There is no area within the 100-year floodplain within the project's boundaries or the immediate vicinity. (SR1/Page 9.4)

### **WATER SUPPLY**

1. The Project will use the lowest quality water available for irrigation purposes, including non-potable quality groundwater and stormwater. (ADA/Page 10.15)
2. Water wells will be proposed on-site, and the future needs will be determined through studies not yet completed. (ADA/Page 17.5)
3. The applicant will operate and maintain the non-potable water supply system via Braden River Utilities. (ADA/Page 17.5)
4. The development will encourage responsible use of water by the occupants. The developer will implement non-potable (irrigation) restrictions to limit the use of non-potable water to conserve water. The Developer will also encourage the use of native, drought tolerant landscape within the single-family residential portion of the project. (ADA/Page 17.6 & SR1/Page 10.20)
5. The applicant has taken several steps to minimize the use of water including the following (SR1/Page 10.14):
  - the utilization of a non-potable water system for all landscaped areas;
  - the use of native vegetation or drought-resistant vegetation in landscaped areas; and
  - the re-establishment of tree canopy that has been previously cleared for agricultural activities where possible.
6. The [proposed] water wells will be used exclusively for irrigation purposes. (SR1/Page 17.2)
7. In regards to commercial/office areas, rainfall shutoff valves will be implemented in order to regulate the irrigation times, durations and quantities. (SR2/Page 17.2)

### **WASTEWATER MANAGEMENT**

1. The proposed development will be served by a proposed sanitary sewer system. It is anticipated that septic tanks will not be required. (ADA/Page 18.3)

## **STORMWATER MANAGEMENT**

1. The post-development stormwater management system will be designed to avoid adverse impacts to property and environmentally sensitive areas, upstream and downstream of the site. Water quality and quantity standards will be achieved through the stormwater management system which will be designed in accordance with state and local criteria and will utilize ponds, lakes, littoral zones, wetlands, and control structures with skimmers to achieve the following (ADA/Page 19.5):
  - no de-hydration or flooding of existing wetland systems
  - post-developed flows will be attenuated so that no upstream or downstream adverse impacts are created
  - stormwater treatment to ensure water quality criteria is met in accordance with State and Manatee County standards.
2. The development area within the watershed overlay will be designed with the knowledge that it is located within the Evers Reservoir Watershed and will be submitted to the appropriate agencies for the proper review and approval process. (ADA/Page 19.5)
3. The stormwater management system will be owned and maintained by the applicant or assignee. Potentially, the ownership and maintenance could be assigned to the Lakewood Ranch Stewardship District. A regular maintenance program will be developed for the site. (ADA/Page 19.5)

## **TRANSPORTATION**

1. Pope Road will be extended from its existing endpoint at the northern entrance to the Bradenton/Sarasota Arena site contemporaneously with the construction of the western portion of the Northwest Sector DRI. (SR1/Page 9.1)
2. No age-restricted units were assumed in the transportation analysis. (SR1/Page 10.9)
3. Transportation improvements to serve the Lakewood Centre project do not encourage or subsidize increased development in environmentally sensitive areas such as wetlands, floodways, or productive marine areas. (SR1/Page 10.22)
4. The Applicant will meet with MCAT (Manatee County Area Transit) [to discuss locations of transit stops] during the detailed planning stage of the project. (SR2/Page 9.2)

5. Manatee County will require external trip monitoring as a condition of approval of Phase 1. Further, any development beyond Phase 1 will require additional transportation analysis. This will provide an opportunity to confirm the assumptions used in the ADA analysis, or change them, as appropriate. (SR3/Page 9.2)

### **AIR QUALITY**

1. In order to minimize the amount of fugitive dust, only the individual parcels of land where construction is scheduled to proceed will be cleared. Additional measures to be employed to minimize fugitive dust include sodding, seeding, mulching, or planting of landscaped materials in cleared and disturbed areas. Watering procedures will be employed as necessary to minimize fugitive dust. (ADA/Page 22.1)

### **HURRICANE PREPAREDNESS**

1. Although the project is not within the coastal high hazard area, the Developer will cooperate with local, regional, and state agencies to facilitate all-hazards emergency management, planning and coordination. (ADA/Page 10.14)

### **AFFORDABLE HOUSING**

1. Please see Development Order Conditions M.(1) through M.(6) above.

### **RECREATION AND OPEN SPACE**

1. The development will include passive and active recreation facilities including pedestrian and bicycle systems throughout the Project. (ADA/Page 10.13)
2. All open space and recreation facilities within the Project will be maintained by the Developer or successors such as a Homeowner's Association(s), a Community Development District or the Lakewood Ranch Stewardship District. (ADA/Page 26.2)
3. The Project will include a variety of recreational opportunities in the form of pocket parks, linear parks, and esplanades. (ADA/Page 26.2)
4. At least 4.6 acres [Developer Clarification: 4.3 acres] of parks will be developed on-site at the locations indicated on the revised Map H. An additional 6.6 acres [Developer Clarification: 8.9 acres] of passive parks (located in upland preservation areas outside of wetland buffers) will be provided on the site, at locations to be determined later. (SR1/Pages 10.16 & 10.20)

**ENERGY**

1. The developer will encourage the identified energy conservation methods [i.e. increased insulation, high efficiency mechanical devices, cross ventilation, solar heating and cooling, and low pressure sodium lamps for external lighting] be used by builders in the Lakewood Centre DRI. (SR1/Page 29.1)
2. The Lakewood Centre Project will be certified as a “green development” by the Florida Green Building Coalition (FGBC) under its Green Development Standard. To ensure the continuance of green development, Lakewood Centre builders will be required to construct energy- and resource-efficient facilities and receive certification from the FGBC. (SR1/Page 29.1)

The developer is working with TECO/Peoples Gas to ensure that natural gas is available within the project. (SR1/Page 29.1)

The “Green Development” designation requires a project to be “graded” on meeting a detailed list of requirements in six categories: Protect Ecosystem and Conserve Natural Resources; Create a Green Circulation System; Green Utility Practices; Amenities; Covenants and Deed Restrictions; and Provide Educational Information to Help Achieve and Promote Green Living Practices. Each category has certain criteria with points awarded for meeting those criteria. A minimum number of points are need to qualify as a “Green Development.” (SR2/Page 29.1)

**SECTION 8. LEGAL DESCRIPTION:**

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

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

Commence at the Southeast corner of said Section 7, also being the Northeast corner of the above mentioned Section 18; thence N.88°45'31"W., along the north line of said Section 18 a distance of 21.43 feet to the POINT OF BEGINNING, said point being a point on the easterly right-of-way line of Lakewood Ranch Boulevard, a 120-foot wide Public Right-of-way; the following two (2) calls are along said easterly right-of-way line; (1) thence N.02°18'37"W., a distance of 346.71 feet to the point of curvature of a curve to the right having a radius of 3,940.00 feet and a central angle of 03°48'48"; (2) thence northerly



along the arc of said curve, an arc length of 262.23 feet to the point of compound curvature of a curve to the right having a radius of 50.00 feet and a central angle of  $91^{\circ}37'13''$ ; thence northeasterly along the arc of said curve, an arc length of 79.95 feet to the point of tangency of said curve; thence  $S.86^{\circ}52'35''E.$ , a distance of 1,131.57 feet to the point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of  $44^{\circ}37'24''$ ; thence easterly along the arc of said curve, an arc length of 1,669.02 feet to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of  $34^{\circ}25'49''$ ; thence northeasterly along the arc of said curve, a distance of 1,215.67 feet to the point of tangency of said curve; thence  $N.82^{\circ}55'49''E.$ , a distance of 734.17 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of  $87^{\circ}53'04''$ ; thence southeasterly along the arc of said curve, an arc length of 76.69 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of  $23^{\circ}41'47''$ ; thence southerly along the arc of said curve, a distance of 1,211.79 feet to the point of reverse curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of  $11^{\circ}22'52''$ ; thence southeasterly along the arc of said curve, a distance of 556.19 feet to the point of tangency of said curve; thence  $S.68^{\circ}29'59''W.$ , a distance of 11.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies  $S.68^{\circ}29'59''W.$ , a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of  $03^{\circ}46'14''$ , an arc length of 183.54 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies  $S.25^{\circ}49'28''W.$ , a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of  $46^{\circ}58'18''$ , an arc length of 28.69 feet to the point of compound curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of  $07^{\circ}40'51''$ ; thence southerly along the arc of said curve, an arc length of 375.36 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of  $01^{\circ}04'12''$ ; thence southerly along the arc of said curve, a distance of 54.72 feet to the end of said curve; thence  $S.01^{\circ}18'11''W.$ , along a line non-tangent to the last described curve, a distance of 51.28 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies  $N.78^{\circ}25'45''E.$ , a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of  $05^{\circ}37'54''$ , an arc length of 289.07 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies  $S.25^{\circ}50'30''W.$ , a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of  $46^{\circ}27'42''$ , an arc length of 28.38 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of  $06^{\circ}44'40''$ ; thence southerly along the arc of said curve, a distance of 344.90 feet to the end of said curve; thence  $S.12^{\circ}34'36''E.$ , along a line non-tangent to the last described curve, a distance of 51.41 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies  $N.64^{\circ}34'42''E.$ , a radial distance of 2,941.00 feet; thence southeasterly along the arc of said curve, through a central angle of  $01^{\circ}33'58''$ , an arc length of 80.39 feet to the point of tangency of said curve; thence  $S.26^{\circ}59'15''E.$ , a distance of 113.45 feet; thence  $S.63^{\circ}00'45''W.$ , a distance of 90.22 feet to the point of curvature of a curve to the

right having a radius of 1943.00 feet and a central angle of  $18^{\circ}07'32''$ ; thence along the arc in a southwesterly direction, a distance of 614.67 feet to the end of said curve; thence  $S.09^{\circ}31'35''E.$ , along a line non-tangent to the last described curve, a distance of 78.62 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies  $N.10^{\circ}12'41''W.$ , a radial distance of 2007.00 feet; thence along the arc in a northeasterly direction, passing through a central angle of  $11^{\circ}39'48''$ , an arc length of 408.55 feet to the end of said curve; thence  $N.79^{\circ}51'15''E.$ , along a line non-tangent to the last described curve, a distance of 51.06 feet to the point of curvature of a curve to the left, of which the radius point lies  $N.23^{\circ}17'40''W.$ , a radial distance of 3,012.26 feet; thence along the arc in a northeasterly direction, passing through a central angle of  $04^{\circ}10'01''$ , an arc length of 219.07 feet to the end of said curve; thence  $S.31^{\circ}07'37''E.$ , along a line non-tangent to the last described curve, a distance of 152.40 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies  $S.26^{\circ}59'16''E.$ , a radial distance of 50.00 feet; thence easterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 78.54 feet to the point of tangency of said curve; thence  $S.26^{\circ}59'15''E.$ , a distance of 769.47 feet to the point of curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of  $27^{\circ}15'57''$ ; thence southerly along the arc of said curve, an arc length of 1,332.47 feet to the point of tangency of said curve; thence  $S.00^{\circ}16'42''W.$ , a distance of 641.12 feet; thence  $N.89^{\circ}43'18''W.$ , a distance of 670.00 feet; thence  $S.00^{\circ}16'42''W.$ , a distance of 990.00 feet to the north right-of-way line of State Road 70, a 200-foot wide Public Right-of-way; the following two (2) calls are along said northerly right-of-way line; (1) thence  $N.89^{\circ}43'18''W.$ , a distance of 527.20 feet; (2) thence  $N.88^{\circ}46'44''W.$ , a distance of 3,950.87 feet to the east right-of-way line of said Lakewood Ranch Boulevard; thence  $N.01^{\circ}13'16''E.$ , along said east right-of-way line, a distance of 100.01 feet; thence  $S.88^{\circ}46'44''E.$ , a distance of 210.34 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of  $108^{\circ}00'50''$ ; thence northeasterly along the arc of said curve, an arc length of 94.26 feet to the point of tangency of said curve; thence  $N.16^{\circ}47'34''W.$ , a distance of 69.44 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of  $18^{\circ}19'57''$ ; thence northerly along the arc of said curve, an arc length of 95.99 feet to the point of tangency of said curve; thence  $N.01^{\circ}32'24''E.$ , a distance of 131.00 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of  $89^{\circ}19'08''$ ; thence northwesterly along the arc of said curve, an arc length of 46.77 feet to the point of tangency of said curve; thence  $N.87^{\circ}46'44''W.$ , a distance of 193.00 feet to the east right-of-way line of said Lakewood Ranch Boulevard; the following three (3) calls are along said east right-of-way line; (1) thence  $N.01^{\circ}13'16''E.$ , a distance of 71.50 feet to the point of curvature of a curve to the left having a radius of 1,810.00 feet and a central angle of  $47^{\circ}18'07''$ ; (2) thence northerly along the arc of said curve, an arc length of 1,494.29 feet to the point of tangency of said curve; (3) thence  $N.46^{\circ}04'51''W.$ , a distance of 88.50 feet; thence  $N.43^{\circ}55'10''E.$ , a distance of 93.66 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a central angle of  $124^{\circ}16'00''$ ; thence northerly along the arc of said curve, an arc length of 43.38 feet to the point of reverse curvature of a curve to

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

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

LESS:

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

LESS:

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

LESS:

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

LESS: Ingress-Egress Easement No. 1

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

Commence at the Northwest corner of said Section 17; thence S.89°34'35"E along the North line of said Section 17 a distance of 3985.93 feet; thence S.00°25'25"W a distance of 487.63 feet to the POINT OF BEGINNING; said point being the point of curvature of a curve to the right, of which the radius point lies S.69°39'59"E., a radial distance of 325.00 feet; thence northeasterly along the arc of said curve, through a central angle of 33°08'49", an arc length of 188.02 feet to the point of tangency of said curve; thence N.53°28'49"E., a distance of 370.60 feet to the point of curvature of a curve to the right having a radius of

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

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

LESS: Ingress-Egress Easement No. 2

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

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

distance of 325.00 feet; thence easterly along the arc of said curve, through a central angle of 113°10'48", an arc length of 641.99 feet to the point of reverse curvature of a curve to the left having a radius of 255.00 feet and a central angle of 85°25'10"; thence southeasterly along the arc of said curve, a distance of 380.17 feet to the point of tangency of said curve; thence N.70°47'48"E., a distance of 283.99 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 85°57'17"; thence northeasterly along the arc of said curve, an arc length of 52.51 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.74°50'32"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 02°02'41", an arc length of 104.95 feet to the end of said curve; thence N.72°51'02"W., along a line non-tangent to the last described curve, a distance of 10.58 feet; thence S.70°47'48"W., a distance of 226.06 feet to the point of curvature of a curve to the right having a radius of 167.00 feet and a central angle of 08°40'50"; thence westerly along the arc of said curve, an arc length of 25.30 feet to the point of tangency of said curve; thence S.79°28'38"W., a distance of 62.92 feet to the point of curvature of a curve to the left having a radius of 133.00 feet and a central angle of 04°57'32"; thence westerly along the arc of said curve, an arc length of 11.51 feet to the point of reverse curvature of a curve to the right having a radius of 309.00 feet and a central angle of 81°41'53"; thence northwesterly along the arc of said curve, a distance of 440.60 feet to the point of reverse curvature of a curve to the left having a radius of 271.00 feet and a central angle of 49°45'11"; thence northwesterly along the arc of said curve, a distance of 235.32 feet to the point of tangency of said curve; thence N.78°27'38"W., a distance of 46.52 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.06°36'57"W., a radial distance of 271.00 feet; thence westerly along the arc of said curve, through a central angle of 21°41'20", an arc length of 102.59 feet to the end of said curve; thence S.66°23'37"W., along a line non-tangent to the last described curve, a distance of 80.42 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.32°08'23"E., a radial distance of 271.00 feet; thence southwesterly along the arc of said curve, through a central angle of 10°26'33", an arc length of 49.39 feet to the end of said curve; thence S.39°34'23"E., along a line non-tangent to the last described curve, a distance of 35.74 feet; thence N.60°04'23"W., a distance of 116.67 feet; thence N.29°55'37"E., a distance of 4.78 feet to the POINT OF BEGINNING.

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

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

Together with:

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

A tract of land lying in Sections 4, 5, 6, 7 and 8, Township 35 South, Range 19 East, as well as Section 32 and 33, Township 34 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

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

tangency of said curve; (8) thence S.23°50'14"E., a distance of 1,355.79 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 89°28'58", said point being a point on the northerly line of premises described in Official Record Book 2242, Page 3289 of said Public Records; thence easterly along the arc of said curve and along said northerly line, a distance of 78.09 feet to the northerly line of 44th Avenue East as described in Official Record Book 2254, Page 4605 of said Public Records, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,779.00 feet and a central angle of 04°09'56"; the following eight (8) calls are along said northerly line of 44th Avenue East; (1) thence westerly along the arc of said curve, a distance of 202.04 feet, said curve having a chord bearing and distance of S.68°45'46"W., 202.00 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 39°03'55"; (2) thence southwesterly along the arc of said curve, a distance of 34.09 feet, said curve having a chord bearing and distance of S.51°57'45"W., 33.43 feet, to the point of compound curvature of a curve to the right having a radius of 2,790.00 feet and a central angle of 31°01'58"; (3) thence westerly along the arc of said curve, a distance of 1,511.14 feet to the point of reverse curvature of a curve to the left having a radius of 2,940.00 feet and a central angle of 13°12'59"; (4) thence westerly along the arc of said curve, a distance of 678.17 feet to the end of said curve; (5) thence N.00°41'18"W., along a line radial with the previously described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,952.50 feet and a central angle of 14°53'05"; (6) thence westerly along the arc of said curve, a distance of 767.02 feet, said curve having a chord bearing and distance of S.81°52'10"W., 764.87 feet, to the point of tangency of said curve; (7) thence S.74°25'37"W., a distance of 92.58 feet to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 82°23'45"; (8) thence northwesterly along the arc of said curve, a distance of 71.90 feet, said curve having a chord bearing and distance of N.64°22'30"W., 65.86 feet, to a point on the easterly right-of-way line of Lakewood Ranch Boulevard, as recorded in Official Record Book 1429, Page 3703, of said Public Records, said point being the point of compound curvature of a curve to the right having a radius of 1,440.00 feet and a central angle of 40°25'52"; the following three (3) calls are along said easterly right-of-way line of Lakewood Ranch Boulevard; (1) thence northerly along the arc of said curve, a distance of 1,016.14 feet to the point of tangency of said curve; (2) thence N.17°15'14"E., a distance of 1,423.28 feet to the point of curvature of a curve to the left, having a radius of 2,060.00 feet and a central angle of 11°47'45"; (3) thence northerly along the arc of said curve, a distance of 424.10 feet to the end of said curve, said point being a point on the southerly line of Lakewood Ranch Commerce Park, as described in Manatee County Ordinance PDMU-06-80(G)(R); the following twelve (12) calls are along the southerly and easterly lines of said Lakewood Ranch Commerce Park; (1) thence N.61°02'42"E., along a line non-tangent with the previously described curve, a distance of 2,088.67 feet; (2) thence N.14°17'16"W., a distance of 840.19 feet; (3) thence N.20°19'58"W., a distance of 1,184.94 feet; (4) thence N.16°21'47"W., a distance of 320.17 feet to a point on the north line of

said Section 5; (5) thence continue N.16°21'47"W., a distance of 679.83 feet; (6) thence N.28°41'33"W., a distance of 600.00 feet; (7) thence N.10°04'31"W., a distance of 274.45 feet; (8) thence N.20°42'52"W., a distance of 1,101.03 feet; (9) thence N.27°29'58"E., a distance of 330.00 feet; (10) thence N.00°36'37"E., a distance of 272.82 feet; (11) thence N.70°02'17"E., a distance of 77.35 feet; (12) thence S.89°23'24"E., a distance of 247.79 feet to a point on the westerly line of premises described in Official Record Book 2101, Page 1228 of said Public Records; the following eight (8) calls are along the westerly, southerly and easterly lines of said premises described in Official Record Book 2101, Page 1228; (1) thence S.01°15'44"E., a distance of 204.78 feet; (2) thence S.57°24'16"E., a distance of 266.11 feet; (3) thence S.22°14'47"E., a distance of 91.66 feet; (4) thence S.00°00'00"E., a distance of 54.55 feet; (5) thence S.89°10'48"E., a distance of 120.89 feet; (6) thence N.00°42'03"E., a distance of 484.97 feet; (7) thence N.89°23'27"W., a distance of 330.29 feet; (8) thence N.01°15'44"W., a distance of 218.18 feet to a point on the southerly right-of-way line of State Road 64; the following two (2) calls are along the southerly right-of-way line of said State Road 64; (1) thence S.87°45'55"E., a distance of 399.62 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,679.61 feet and a central angle of 06°28'34"; (2) thence easterly along the arc of said curve, a distance of 641.96 feet, said curve having a chord bearing and distance of S.84°31'39"E., 641.62 feet, to the easterly most corner of Parcel 102, as described in Official Record Book 2101, Page 1228 of said Public Records; the following five (5) calls are along the southerly line of said Parcel 102; (1) thence S.08°42'38"W., along a line non-tangent with the previously described curve, a distance of 21.02 feet; (2) thence S.78°52'20"E., a distance of 14.99 feet; (3) thence S.33°22'39"E., a distance of 40.84 feet; (4) thence S.78°22'39"E., a distance of 811.85 feet to the point of curvature of a curve to the left having a radius of 5,114.77 feet and a central angle of 05°23'26"; (5) thence easterly along the arc of said curve, a distance of 481.22 feet to the northwest corner of Eagle Trace, Phase 1, record in Plat Book 56, Page 61 of said Public Records; the following seven (7) calls are along the westerly line of said plat; (1) thence S.00°39'08"W., along a line non-tangent with the previously described curve, a distance of 633.70 feet; (2) thence N.89°34'13"W., a distance of 756.96 feet; (3) thence S.00°41'24"W., a distance of 466.91 feet; (4) thence N.89°35'35"W., a distance of 176.03 feet; (5) thence S.00°39'20"W., a distance of 299.62 feet; (6) thence S.89°36'13"E., a distance of 1,033.72 feet; (7) thence S.00°46'58"W., a distance of 819.55 feet to a point on the south line of premises described in Official Record Book 1407, Page 3313 of said Public Records; thence S.89°27'53"E., along said southerly line, a distance of 1,267.02 feet; thence S.00°58'06"W., a distance of 12.70 feet; thence S.89°27'53"E., a distance of 1,397.64 feet to a point on the east line of west 1/2 of southwest 1/4 of the above mentioned Section 33; thence S.00°30'22"W., along said east line, a distance of 711.39 feet to a point on the south line of said Section 33; thence N.89°09'43"W., along said south line, a distance of 916.33 feet to the northeast corner of said Section 5; thence S.00°15'47"W., along the east line of the northeast 1/4 of said Section 5, a distance of 2,604.52 feet to a point on the westerly extension of the southerly line of premises described in Official Record



Book 2504, Page 3613 of said Public Records; thence N.89°44'25"W., along said westerly extension, a distance of 257.36 feet to the easterly right-of-way line of White Eagle Boulevard (proposed 150-foot wide), said point being a point on a curve to the left, having a radius of 2,790.00 feet and a central angle of 01°13'29"; the following three (3) calls are along said easterly right-of-way line (1) thence southerly along the arc of said curve, a distance of 59.64 feet, said curve having a chord bearing and distance of S.22°45'44"E. 59.64 feet to the point of reverse curvature of a curve to the right having a radius of 2,940.00 feet and a central angle of 23°37'14"; (2) thence southerly along the arc of said curve, a distance of 1,212.05 feet, said curve having a chord bearing and distance of S.11°33'51"E. 1,203.48 feet to the point of tangency of said curve; (3) thence S.00°14'47"W. a distance of 148.24 feet to the POINT OF BEGINNING.

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

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

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

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

easterly along the arc of said curve a distance of 28.32 feet, said curve having a chord bearing and distance of S.40°48'01"E., 28.32 feet to a point on the south right-of-way line of White Eagle Boulevard (proposed variable width); the following five (5) calls are along said south right-of-way line of White Eagle Boulevard; (1) thence S.49°29'58"W., a distance of 16.48 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 89°16'21"; (2) thence westerly along the arc of said curve, a distance of 77.91 feet, said curve having a chord bearing and distance of N.85°08'23"W., 70.26 feet, to the point of tangency of said curve; (3) thence S.50°13'27"W., a distance of 360.28 feet to the point of curvature of a non-tangent curve to the right, having a radius of 962.52 feet and a central angle of 10°53'12"; (4) thence southwesterly along the arc of said curve, a distance of 182.89 feet, said curve having a chord bearing and distance of S.57°31'41"W., 182.61 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1042.00 feet and a central angle of 11°12'32"; (5) thence southwesterly along the arc of said curve, a distance of 203.85 feet, said curve having a chord bearing and distance of S.67°56'46"W., 203.53 feet to the easterly line of Serenity Creek, recorded in Official Record Book 2434, Page 7332 of said Public Records; thence N.16°24'22"W., along said easterly line, a distance of 21.85 feet to the northerly line of said Serenity Creek, said point being the point of curvature of a non-tangent curve to the right, having a radius of 1,020.00 feet and a central angle of 17°10'41"; the following two (2) calls are along said northerly line; (1) thence westerly along the arc of said curve, a distance of 305.81 feet, said curve having a chord bearing and distance of S.82°10'59"W., 304.67 feet, to the point of tangency of said curve; (2) thence N.89°13'40"W., a distance of 863.00 feet to the easterly line of a Warranty Deed to Manatee County, recorded in Official Record Book 2485, Page 7322 of said Public Records; thence N.00°09'50"E., along said easterly line, a distance of 130.01 feet to the northerly line of said Warranty Deed to Manatee County; the following two (2) calls are along said northerly line; (1) thence N.89°13'40"W., a distance of 194.98 feet to the point of curvature of a curve to the left, having a radius of 1,020.00 feet and a central angle of 26°16'21"; (2) thence westerly along the arc of said curve, a distance of 414.30 feet, said curve having a chord bearing and distance of S.79°08'10"W., 411.46 feet, to the end of said curve; thence N.00°41'14"E., along the northerly extension of the westerly line of said Warranty Deed, a distance of 11.75 feet to a point on the above mentioned north right-of-way line of White Eagle Boulevard (Proposed 150-foot Wide), said point being a point of curvature of a non-tangent curve to the left, having a radius of 1030.00 feet and a central angle of 01°32'05"; thence southwesterly along the arc of said curve and said northerly right-of-way line, a distance of 27.59 feet, said curve having a chord bearing and distance of S.66°57'45"W., 27.59 feet to the POINT OF BEGINNING.

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

TOTAL ACREAGE: 1493.61 +/- ACRES

**SECTION 9. DEADLINE FOR COMMENCEMENT OF DEVELOPMENT:**

Physical development of the Project\* shall commence within two years of the effective date of this Ordinance, as amended, unless the time period for commencement is extended by the Board of County Commissioners. If more than two years elapse between the effective date of this Order and commencement of actual development, or if construction of a phase is not begun or completed by the timeframe contained in Section 4 above, or if any three year period shall expire without significant development activity on the site, the Board of County Commissioners may conduct a public hearing in accordance with the Land Development Code and may, at its option, rescind any and all approvals granted herein. Any delay in construction commencement shall not be deemed to extend any timeframe for completion of construction, commencement of subsequent phases, or the termination date of this Development Order. For the purpose of this provision, "significant development" shall be the actual construction of site improvements or buildings as part of an ongoing effort to prepare improved land or buildings for sale, lease, or use.

**SECTION 10. RESTRICTIONS ON DOWN-ZONING:**

Prior to the buildout date of this Development Order, the County shall not down-zone or reduce the intensity or unit density permitted by this Development Order, unless the County can demonstrate that:

- A. Substantial changes in the condition underlying the approval of the Order have occurred; or
- B. The Order was based upon substantially inaccurate information provided by the Developer\*; or
- C. The change is clearly established by the County\* to be essential for the public health, safety, or welfare.

Any down-zoning or reduction in intensity or unit density shall be affected only through the usual and customary procedures required by statute or ordinance for change in local land development regulations.

For the purposes of this Order, the term "down-zone" shall refer only to changes in zoning, land use, or development regulations that decrease the development rights approved by this Order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer\* by this Order. The inclusion of this section is not to be construed as evidencing any present or foreseeable intent on the part of

the County\* to down-zone or alter the density of the Project\*, but is included herein to comply with paragraph 380.06(15)(c)3, Florida Statutes.

**SECTION 11. ORDER BINDING UPON DEVELOPER\*:**

This Order shall be binding upon the Developer\*.

**SECTION 12. RENDITION:**

The Building and Development Services Department is hereby directed to send certified copies of this Order within thirty days of the date of signature by the Chairman of the Board of County Commissioners to the Developer\* and the Florida Department of Economic Opportunity.

**SECTION 13. NOTICE OF RECORDING:**

The Developer\* shall record a notice of adoption of this Order, as required pursuant to Chapter 380, Florida Statutes, and shall furnish the Building and Development Services Department with a copy of the recorded notice.

**SECTION 14. SEVERABILITY:**

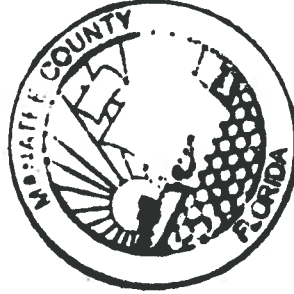
It is the intent of this Development Order to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Development Order is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then such provision or portion shall be deemed null and void, but all remaining provisions and portions of this Development Order shall remain in full force and effect.

**SECTION 15. EFFECTIVE DATE:**

This Ordinance, Ordinance 14-30, shall become effective upon the later of (1) the filing of a certified copy of the executed Ordinance with the Department of State and (2) the effective date of the associated Comprehensive Plan Amendment No. PA-14-27; and provided, however, that the filing of a Notice of Appeal pursuant to Section 380.07, Florida Statutes, shall suspend development authorization granted for this Development Order until the resolution of the appeal.

ADOPTED AND APPROVED WITH A QUORUM PRESENT AND VOTING THIS  
4<sup>TH</sup> DAY OF DECEMBER, 2014

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



BY: Larry Butts  
                        , Chairman

ATTEST: **R. B. SHORE**  
                Clerk of the Circuit Court

BY: [Signature]  
                Deputy Clerk

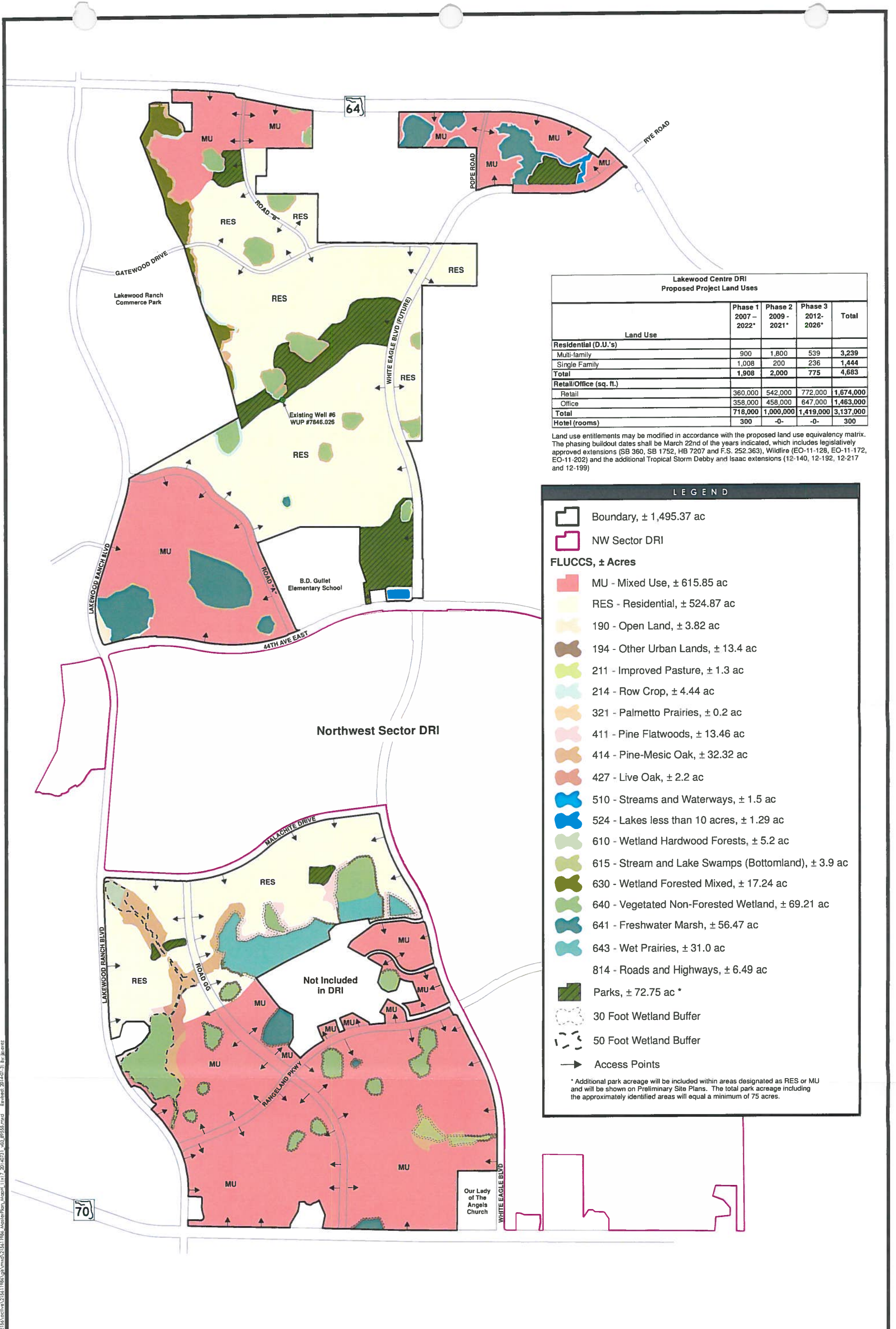
**Attachments to Ordinance 14-30**

**TO BE DETERMINED**

Exhibit A – Map H

Exhibit B – Natural Resources of Regional Significance, as delineated on Map 3 is not attached but on file with the Clerk of the Circuit Courts with Ordinance 13-28 approved on October 3, 2013.





**Lakewood Centre DRI  
Proposed Project Land Uses**

Land Use	Phase 1 2007 - 2022*	Phase 2 2009 - 2021*	Phase 3 2012 - 2026*	Total
<b>Residential (D.U.'s)</b>				
Multi-family	900	1,800	539	3,239
Single Family	1,008	200	236	1,444
<b>Total</b>	<b>1,908</b>	<b>2,000</b>	<b>775</b>	<b>4,683</b>
<b>Retail/Office (sq. ft.)</b>				
Retail	360,000	542,000	772,000	1,674,000
Office	358,000	458,000	647,000	1,463,000
<b>Total</b>	<b>718,000</b>	<b>1,000,000</b>	<b>1,419,000</b>	<b>3,137,000</b>
<b>Hotel (rooms)</b>	300	-0-	-0-	300

Land use entitlements may be modified in accordance with the proposed land use equivalency matrix. The phasing buildout dates shall be March 22nd of the years indicated, which includes legislatively approved extensions (SB 360, SB 1752, HB 7207 and F.S. 252.363), Wildfire (EO-11-128, EO-11-172, EO-11-202) and the additional Tropical Storm Debby and Isaac extensions (12-140, 12-192, 12-217 and 12-199)

**LEGEND**

- Boundary, ± 1,495.37 ac
- NW Sector DRI
- FLUCCS, ± Acres**
- MU - Mixed Use, ± 615.85 ac
- RES - Residential, ± 524.87 ac
- 190 - Open Land, ± 3.82 ac
- 194 - Other Urban Lands, ± 13.4 ac
- 211 - Improved Pasture, ± 1.3 ac
- 214 - Row Crop, ± 4.44 ac
- 321 - Palmetto Prairies, ± 0.2 ac
- 411 - Pine Flatwoods, ± 13.46 ac
- 414 - Pine-Mesic Oak, ± 32.32 ac
- 427 - Live Oak, ± 2.2 ac
- 510 - Streams and Waterways, ± 1.5 ac
- 524 - Lakes less than 10 acres, ± 1.29 ac
- 610 - Wetland Hardwood Forests, ± 5.2 ac
- 615 - Stream and Lake Swamps (Bottomland), ± 3.9 ac
- 630 - Wetland Forested Mixed, ± 17.24 ac
- 640 - Vegetated Non-Forested Wetland, ± 69.21 ac
- 641 - Freshwater Marsh, ± 56.47 ac
- 643 - Wet Prairies, ± 31.0 ac
- 814 - Roads and Highways, ± 6.49 ac
- Parks, ± 72.75 ac \*
- 30 Foot Wetland Buffer
- 50 Foot Wetland Buffer
- Access Points

\* Additional park acreage will be included within areas designated as RES or MU and will be shown on Preliminary Site Plans. The total park acreage including the approximately identified areas will equal a minimum of 75 acres.

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## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

December 8, 2014

Honorable R. B. "Chips" Shore  
Clerk of the Circuit Court  
Manatee County  
Post Office Box 25400  
Bradenton, Florida 34206

Attention: Steviemarie Snyder, Board Records

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 14-30, which was filed in this office on December 8, 2014.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb