

FILED FOR RECORD
R. B. SHORE

**MANATEE COUNTY ORDINANCE NO.
PDMU-06-30(Z)(G)
LAKEWOOD CENTRE**

2008 AUG 20 PM 1:39

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, REZONING 697.4+/- ACRES FROM THE A(GENERAL AGRICULTURE) TO THE PDMU(PLANNED DEVELOPMENT MIXED USE), RETAINING THE WP-E (WATERSHED PROTECTION-EVERS) AND ST (SPECIAL TREATMENT) OVERLAY DISTRICTS WHERE APPROPRIATE; APPROVING A GENERAL DEVELOPMENT PLAN TO ALLOW 3,675 RESIDENCES, 1,774,000 SQUARE FEET OF COMMERCIAL SPACE, 1,563,000 SQUARE FEET OF OFFICE SPACE, AND A 300-ROOM HOTEL FOR A PROJECT KNOWN AS LAKEWOOD CENTRE GENERALLY LOCATED EAST OF LAKEWOOD RANCH BLVD, SOUTH OF MALACHITE DRIVE, WEST OF POPE ROAD , AND NORTH OF S.R. 70; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in the Lakewood Centre DRI Ordinance 08-13, Section 380.06 F.S., the Manatee County Comprehensive Plan, or the Manatee County Land Development Code, in that order of precedence.

SECTION 2. FINDINGS OF FACT. The Board of County Commissioners (BOCC) of Manatee County, after considering the testimony, evidence, documentation, application for Zoning Ordinance, the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. The BOCC received and considered the report of the Manatee County Planning Commission concerning the application for approval of a General Development Plan and rezoning application approving 3,675 residences, 1,774,000 square feet of commercial space, 1,563,000 square feet of office space, and a 300 room hotel in the Lakewood Centre project.
- B. The Planning Commission has held duly noticed public hearings on January 10, 2008, February 14, 2008, July 10, 2008, and July 24, 2008 and found the rezoning application and the General Development Plan consistent with the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and recommended approval of the rezoning application and General Development Plan by the adoption of

Ordinance No. .PDMU-06-30(Z)(G). The BOCC held public hearings on February 7, March 6, 2008, April 3, 2008, and August 5, 2008 regarding the proposed General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 90-01) and further considered the information received at the public hearing.

- C. An application has been submitted to Manatee County and is being processed concurrently with this ADA to amend the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan for a portion of the Project (i.e. 285.34+/- acres from the UF-3(Urban Fringe-3 dwelling units/gross acres/WO-Watershed Overlay District-Evers Reservoir) to the ROR (Retail/Office/Residential) Future Land Use Classification by consideration of proposed Ordinance No. 08-28.
- D. Based upon a review of the surrounding uses and the criteria listed in LDC Section 603.7.4.9, the Board finds that as conditioned herein residential structures on the Property in excess of 35 feet and up to 75 feet on Parcel A, C, D, H, R, S, and S-1, and up to 140 feet on Parcels G, I, and J are compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceways.
- E. The proposed General Development Plan regarding the property described in Section 6 herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan (Ordinance No. 89-01), as amended.
- F. An application has been submitted to Manatee County for Special Approval for (1) a mixed-use project in the ROR Future Land Use Category; (2) a project exceeding a net density of 9.0 gross dwelling units per acre in the ROR Future Land Use Category; (3) a project exceeding a non-residential floor area ratio of 0.25; and (4) a project in the Evers Reservoir Watershed. The Board hereby finds that the project as conditioned herein, with the above described Special Approvals, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

SECTION 3. GENERAL DEVELOPMENT PLAN

The General Development Plan is hereby APPROVED to allow a maximum of 3,675 residences, 1,774,000 square feet of commercial space, 1,563,000 square feet of office space, and a 300-room hotel, with the following stipulations:

A. DEVELOPMENT APPROVAL

- A(1). This Zoning Ordinance shall constitute approval of the General Development Plan subject to the conditions set forth herein and limited to the development amounts set forth in Table 1, below.

TABLE 1: DEVELOPMENT TOTALS

Land Use	Phase 1 2008 – 2011*	Phase 2 2009 – 2014*	Phase 3 2012-2019*	Total
Residential (dwelling units)				
Multi-family	900	1,800	539	3,239
Single-family (includes semi-detached & attached)	-0-	200	236	436
Total	900	2,000	775	3,675
Commercial/Office (sq. ft.)				
Retail	460,000	542,000	772,000	1,774,000
Office	458,000	458,000	647,000	1,563,000
Total	918,000	1,000,000	1,419,000	3,337,000
Hotel (rooms)	300	-0-	-0-	300

Source: WilsonMiller, April 2006

* The phasing buildout dates shall be December 31st of the years indicated.

- A(2). For Phase 1, the Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, mass transit, drainage, and parks and recreation. The Certificate of Level of Service for Phase 1 shall be valid until December 31, 2011, subject to the limitations set forth in Stipulation B(2) and B(19).
- A(3). The project site may continue to be used for agricultural activities, but at no greater intensity than at present.
- A(4). Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance 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 which are not specifically addressed in this Zoning Ordinance or are not inconsistent with this Zoning Ordinance.
- A(5). Each Preliminary Site Plan shall be reviewed to determine compatibility (internally and externally) and design quality (relative to site layout and building design),

pursuant to the applicable sections of Section 603.4 of the Land Development Code. Staff may impose additional requirements and require site plan alterations (such as building height reductions, increased buffers and setbacks, architectural enhancements, etc.) in order to address concerns relating to these issues, with the right of the applicant to appeal to the Board of County Commissioners.

B TRANSPORTATION

- B(1). The following intersection improvements are determined to be required intersection improvements for the Project due to the percentage of development traffic impacting the intersection and the resulting Level of Service (LOS).

**TABLE 2
PHASE 1 INTERSECTION/ROADWAY IMPROVEMENTS**

Roadway/ Intersection	@	Improvement	External Trip Threshold	ERU Threshold
SR 64	Lena Rd	Add 1 eastbound through lane	2,312	2,335
SR 70	US 301	Add 1 through lane to each approach, add 1 eastbound left turn lane and 1 eastbound right turn lane	2,312	2,335
SR 70	Lockwood Ridge Rd (45 th St.)	Add 1 westbound left turn lane, add 1 northbound left turn lane, add 1 southbound left turn lane, add 1 southbound right turn lane, add 1 eastbound and westbound through lane	1,466	1,480
SR 70	Caruso Rd	Add 1 northbound left turn lane and add 1 northbound right turn lane	1,380	1,393
SR 70	Tara Blvd	Add 1 westbound through lane	1,290	1,302
SR 70	I-75 Southbound	Add 1 westbound through lane	1,055	1,065
SR 70	33 rd St. E	Add 1 southbound left turn lane	1,932	1,951
SR 70	Pope Rd	Signalize when warrants are met, Add 1 eastbound left turn lane (already constructed – needs restriping)	973	983
SR 70	Lakewood Ranch Blvd.	Add 1 northbound right turn lane	432	436

Lakewood Ranch Blvd.	Center Ice Pky to Portal Crossing Dr	Widen to 4 lanes (add 1 lane to inside of existing in both directions)	417	421
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- *1 ERU (Equivalent Residential Units) = 1.01 PM peak Trips
- 1 ERU = 2.73 Single-Family Attached du's
- 1 ERU = 2.15 Multi-Family du's
- 1 ERU = 2.66 Hotel Rooms
- 1 ERU = 0.30 ksf Commercial
- 1 ERU = 0.77 ksf Office

The Developer and the County have entered into discussions to work out a broader solution to the transportation concurrency needs in the area, which may require changes to the list of improvements set forth above and agreed-upon mechanisms for the finance and construction of such improvements. No development that triggers an improvement listed in Table 2, above, shall be permitted until the County and Developer have, in the context of such discussions, determined the improvements necessary to support such development (which may require changes to the above list of required improvements), and the method of financing and constructing such improvements unless any such improvement is subject to a Funding Commitment. Such required improvements, and the mechanisms for financing and constructing them, may be established pursuant to a Local Development Agreement or other appropriate mechanism (either severally or jointly with an agreement that addresses the transportation impacts of Northwest Sector DRI), an amendment to this Ordinance, or through the scheduling and funding of such improvements by the County in accordance with applicable law.

- B(2). The improvements listed above are triggered by stated 'External Trip Thresholds' based upon the traffic study submitted in the record in support of this ordinance. At present, the County has funded and scheduled construction for the improvements to SR 64 from Lena Road to Lakewood Ranch Boulevard and including the intersection referenced above, which will provide sufficient transportation infrastructure to support the development up to the threshold triggering additional improvements ("post-SR 64 threshold"). Accordingly, development that does not trigger a post-SR 64 threshold may be permitted at the time of adoption of this development order subject to the requirements of stipulation B(19) and the conditions set forth in the CLOS to be issued pursuant to the County's Comprehensive Plan and LDC.
- B(3). In the event that Funding Commitments for transportation improvements are only adequate to permit approval of a portion (subphase) of the development, the capacity and loading of transportation facilities in the Transportation Impact Area, shall be limiting factors in any subsequent approvals (a subphase analysis has been performed and cumulative subphases have been identified in Transportation Conditions Tables 2 and 3). An initial subphase of 417 external p.m. peak hour trips has been identified as requiring no transportation improvements.

The Developer shall be bound by the external trip thresholds set forth in Table 2, unless the Developer files a Notice of Proposed Change and provides the County an updated traffic analysis for the Transportation Impact Area taking into account previously permitted development in the project plus that to be generated by the next subphase. Copies of this transportation analysis shall be submitted to Manatee County and TBRPC for review and comment. Each updated traffic analysis shall serve to verify the findings of the initial DRI traffic analysis or shall indicate alternate transportation improvements or mechanisms which, when implemented, will maintain the intersections referenced in Table 2 at the appropriate Level of Service. In the event that a new analysis demonstrates the need for alternate improvements or different trip trigger thresholds, the Zoning Ordinance shall be amended to reflect the revised thresholds or improvements.

- B(4). With each Final Site Plan application, the Developer shall submit to the County a limited traffic study which addresses the following:
- a. External P.M. peak hour trips predicted to be generated by the submitted subphase, plus all previously approved subphases, to demonstrate whether any improvement thresholds reported in Table 2 are reached; and
 - b. An assessment of 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.

In the event that the total external p.m. peak hour trips projected to be generated exceeds the threshold levels described in Table 2, and the corresponding Funding Commitments have not been provided, no further Final Site Plan approvals shall be granted unless the Developer prepares an analysis which identifies the revised total external p.m. peak hour trips after which the road improvement would be required under the new subphase analysis. The Zoning Ordinance shall be amended to reflect these revised trip levels.

- B(5). All improvements to state roadways will require FDOT approval and all improvements to County roads will require Manatee County Transportation Department approval.
- B(6). Access to and from the site shall be in accordance with state and local access regulations and as generally shown on the General Development Plan (GDP).
- B(7). Prior to or concurrent with each Final Plat approval, right-of-way for the adjacent roadways, as shown on the General Development Plan, shall be dedicated. This dedication shall be eligible for impact fee credits to the extent allowed by Section 806 of the Manatee County Land Development Code and applicable law.

B(8). Thoroughfare roads that abut this site shall be constructed and bonded at the cost of the Developer or other appropriate entity, prior to Final Plat (or Certificate of Occupancy if platting is not required) approval of development that has access on that roadway and such development is generally shown on the GDP subject to timing changes that may be revised as a result of the broader solution set forth in Stipulation B1. The County and Applicant shall enter into an Improvement Agreement providing for a performance bond, followed by a defect bond at the cost of the Developer or other appropriate entity, prior to or in conjunction with Final Plat (or Certificate of Occupancy if platting is not required) approval. At a minimum, deadlines for completion (or the posting of a bond) of Pope Road and Malachite Drive shall be as follows:

a. Pope Road

From its northern terminus to Malachite Drive, prior to the first Final Plat (or Certificate of Occupancy if platting is not required) approval in Parcel R.

b. Malachite Drive

From Lakewood Ranch Boulevard to Pope Road, prior to the first Final Plat (or Certificate of Occupancy if platting is not required) approval in Parcel R.

All roads shall be constructed with the outside 2 lanes of a 4 lane divided design, including sidewalks, bike lanes, appropriate intersection improvements, and associated stormwater facilities, unless otherwise approved by Manatee County

This construction shall be eligible for impact fee credits to the extent allowed by Section 806 of the Manatee County Land Development Code and applicable law.

B(9). Beginning one year after the first Final Plat or Certificate of Occupancy has been issued, a biennial monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that external trip improvement thresholds specified in Table 2 for Phase 1 of the Project are not exceeded. Counts shall continue on a biennial basis through buildout of Phase 1. The methodology for the biennial monitoring program shall be approved by staff.

B(10). Prior to development of Phase 2 and Phase 3, a revised transportation analysis shall be submitted, pursuant to Section 380.06(6), Florida Statutes and the Land Development Code. This analysis shall address potential transportation impacts which might result from the development of these phases.

B(11). Bicycle and pedestrian facilities shall be constructed on both sides of any road designated as a collector or higher, in accordance with the LDC. All bike lanes shall be constructed in accordance with Manatee County standards.

- B(12). The Developer shall provide sidewalks along both sides of all streets throughout the Project.
- B(13). The Developer shall provide roadways and pedestrian connections to perimeter roads, schools, and parks, as determined at time of Preliminary Site Plan approval.
- B(14). The Developer shall work with Manatee County Area Transit (MCAT) to identify a potential transit stop(s) within the Project. At such time that MCAT has established a plan for service to the project, the applicant shall coordinate to provide the needed location(s) for a transit stops within the Project.
- B(15). The Developer shall grant to appropriate agency or agencies, a non-ingress/egress easement prohibiting vehicular access to and from the development via SR 70, Lakewood Ranch Boulevard, Center Ice Parkway, Malachite Drive and Pope Road, except as shown on the General Development Plan for permitted road and driveway crossings.
- B(16). No dead-end roadways or cul-de-sacs shall exceed 800' in length, except for temporary exceedences based on phasing, if approved by the Fire District and Public Safety.
- B(17). The Developer shall dedicate sufficient right-of-way at all roadway intersections to accommodate the future buildout design for each intersection. This shall be determined and shown on all Preliminary and Final Site Plans.
- B(18). Manatee County is in the process of developing performance standards to mitigate noise generated along multi-lane thoroughfares. If such standards are adopted by the Board of County Commissioners prior to the submission of the first Preliminary Site Plan or Final Site Plan with residences nearby a planned multi-lane thoroughfare, that and all other subsequent Preliminary Site Plans and Final Site Plan shall comply with those adopted standards.
- If Manatee County has not adopted performance standards to mitigate the noise generated along multi-lane thoroughfare prior to the submission of the first Preliminary Site plan or Final Site Plan with residences nearby a planned multi-lane thoroughfare, the Developer shall prepare a noise mitigation plan for mitigation of noise from thoroughfare roads. The analysis contained in the noise mitigation plan shall be based on projected 2025 traffic volumes. Thoroughfare noise mitigation measures in each Preliminary Site Plan and Final Site Plan shall be consistent with the approved noise mitigation plan.
- B(19). At the time of Preliminary Site Plan, Final Site Plan, and Construction Plan approval for each phase of the Project the Developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this Project, as determined by the Public Works Department, and in

accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

- B(20) Notwithstanding the foregoing, the bowling center and 45,000 square feet of commercial approved pursuant to Ordinance PDMU-06-23(Z)(P) have a Certificate of Level of Service (CLOS) approval and the provisions herein are not intended to supersede such CLOS which remains in effect.

C. WETLANDS

- C(1). All Wetlands defined as "Preservation or Conservation Areas" by TBRPC (as shown on the General Development Plan (Exhibit 1) shall be preserved or conserved, respectively, except as shown on the GDP or as approved for roadway crossings and as approved in conformance with Condition C(3). The Developer shall not conduct dredging, filling, or any development activity within those Preservation or Conservation Areas, except as shown on the GDP and as indicated in Condition C(3).
- C(2). Except for Wetland restoration and enhancement and naturally occurring fluctuations, no hydroperiod alteration shall be permitted in Preservation Areas. Natural annual hydroperiods, normal pool elevations, and seasonal high water elevations shall be substantially maintained or improved.
- C(3). Any allowable Wetland losses shall require compensation in accordance with the Manatee County Land Development Code (LDC Section 719), as specified in permits issued under 40D-4 FAC, or under 62-340, FAC, as appropriate. Mitigation for Wetland losses shall be implemented prior to, or concurrent with, the Wetlands being disturbed. Mitigation may be provided by withdrawal of available mitigation credits from the Long Swamp Ecosystem Management Plan, if approved by appropriate agencies. Any on-site Wetland compensation areas shall require monitoring and maintenance activities. Percent coverage of desirable plant species in the on-site created Wetlands and enhanced Wetlands shall meet or exceed eighty-five percent (85%) planting survival rate for at least two (2) years for herbaceous Wetland systems and for at least five (5) years for forested Wetlands. Yearly replanting and maintenance of the mitigation areas shall be required, if necessary, to ensure compliance with the conditions of the Zoning Ordinance.
- C(4). The Developer shall provide natural buffering around all Post Development Wetlands to provide an upland transition into the Wetland areas and to protect natural systems from development impact. All buffers, buffer restoration, and setbacks shall be in compliance with the Manatee County Land Development Code.
- C(5). A Conservation Easement for the areas defined as post-development jurisdictional Wetlands and Wetland buffers shall be dedicated to Manatee County, prior to or concurrently with Final Plat approval (or 1st C.O. if platting is not required), for those

areas within or directly adjacent to the proposed phase of development.

- C(6). The Developer shall provide signs adjacent to Wetland buffers and conservation easements indicating that the area is a “Conservation Area”, as required pursuant to Section 719.11.1.3.3 of the LDC. The type and location of such signs shall be shown and approved by the Planning Department with the Final Site Plan.
- C(7). No lot shall be platted through a Wetland, stormwater pond, or Wetland buffer.
- C(8). The Developer shall provide a copy of the Environmental Resource Permit approved by SWFWMD to the Planning Department prior to Final Site Plan approval.

D. VEGETATION AND WILDLIFE

- D(1). An Exotic Plant Species Management Plan shall be submitted for review and approval prior to or concurrent with Final Site Plan or Construction Plan approval for each development pod. The management plan shall provide for the continued, phased, removal of nuisance, exotic plant species that become reestablished within common areas of a residential development and open spaces within non-residential projects, for the life of the Project. Removal of all exotic nuisance plant species from upland portions of each development pod shall be completed prior to the first Final Plat approval (for development in that pod), in accordance with Section 715.4 of the LDC.

- D(2). The following Pine Mesic Oak (414), Pine Flatwood (411), and Live Oak (427) Communities shall be preserved:

FLUCFCS Code	Pre-Construction Total			Post-Construction Total		Post- Construction Habitat (w/in Wetland Buffers)		Post- Construction Habitat (w/in Upland Conservation)	
	Total Acreage	Habitat w/in Wetland Buffer	Habitat w/n Upland Conservation	Acreage	Percentage (of habitat remaining)	Acreage	Percentage (of existing habitat w/in buffers)	Acreage	Percentage (of existing habitat w/in conservation)
411	31.7	4.9	26.8	11.8	37.9	4.9	100	6.9	25.7
414	47.0	10.5	36.5	25.2	53.6	10.5	100	14.7	40.2
427	4.2	1.0	3.2	3.4	80.9	1.0	100	2.4	75
Total	82.9	16.4	66.5	40.4	48.7	16.4	100	24.0	36.1

Area	FLUCCS 411	FLUCCS 414	FLUCCS 427	Total
Wetland Buffers	4.9	10.5	1.0	16.4

Upland Preservation Areas	6.9	14.7	2.4	24.0
Total	11.8	25.2	3.4	40.4

The preservation areas shall be clearly delineated, labeled, and quantified on the Preliminary Site Plan. Upland Preservation areas may be reconfigured, subject to Planning Director approval, with the Preliminary Site Plan provided that the overall acreage, general location, and quality of preserved habitat remain consistent with those shown on the approved GDP. The Planning Department may allow limited impacts 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.

- D(3). Unless otherwise approved by the Planning Department, native or drought tolerant landscape materials shall be utilized. The Developer and future owners of the site shall be required to participate in the Florida Yards and Neighborhood Program.
- D(4). The Developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to the first Final Site Plan approval. A Management Plan, approved by the appropriate State or Federal agency, shall be provided to the Planning Department for any listed species found on-site, prior to Final Site Plan approval.
- D(5). Final Site Plans within management guideline distances (as prescribed by US Fish and Wildlife Service) from the bald eagle nest shall be designed in accordance with the current Habitat Management Guidelines for the Bald Eagle 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.
- D(6). 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.
- D(7). Wildlife passageways shall be incorporated into the roadways designed to cross the north-south Wetland corridor located north of Center Ice Parkway and east of Lakewood Ranch Boulevard and the upland corridor located south of Malachite Drive and east of Road B, if approved by appropriate state, regional, and local agencies.
- D(8). Prior to construction, grading, or tree removal from the site, required protective barriers within each area of construction shall be installed to protect all 4" DBH (trunk diameter measured at 4.5 feet from the ground) and greater trees identified for protection, that is, not shown on the Preliminary Site Plan as proposed to be removed, replaced, or relocated. Specific tree protective measures shall be approved by the Planning Department with the Final Site Plan and Construction Plan submittal. Tree barricades for trees to be preserved shall be located at the drip

line, unless otherwise approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed unless specifically approved and shall be clearly shown on the Final Site Plan. The following activities are prohibited within the drip line of preserved trees unless otherwise approved by the Planning Department: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by Planning Department.

The Final Site Plan shall include details and locations of signs (in both English and Spanish) to alert workers of tree and native vegetation protection areas. These signs shall be constructed of weather resistant materials and shall demarcate the boundaries of the protected areas.

E. LAND

- E(1). The Developer shall limit site work and construction to areas needed for immediate development or stockpiling, if shown on the Final Site Plan.
- E(2). An Integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. Where practical, native or drought tolerant landscape materials shall be utilized in common areas.
- E(3). A Construction Water Quality Monitoring Program and proposed sampling locations shall be submitted to the county for review and approval prior to any land clearing activities, or Final Site Plan approval, whichever occurs first.
- E(4). The entire site shall be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), 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/mitigative measures.
- E(5). A Well Management Plan for the proper rehabilitation or abandonment of existing wells shall be submitted to the county for review and approval prior to Final Site Plan approval.

F. AIR QUALITY

- F(1). The Developer shall institute the following procedures to ensure dust control during development of the Project:

- a. Implement a watering program during excavation, and dredge and fill operations;
- b. Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;
- c. Treat disturbed areas after clearing, grading, earth moving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;
- d. Keep soil stockpiles moist, or treat with soil binders or cover;
- e. Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;
- f. Remove dust producing materials as soon as possible; and
- g. Clean (sweep) paved roads adjacent to site as necessary;

F(2). Prior to development of Phase 2 and Phase 3, air quality impacts must be analyzed as required by Section 380.06, Florida Statutes. If mitigation is required based upon this analysis, the Development Order must be amended to incorporate those mitigative measures.

F(3). The open burning of trees or branches for land clearing shall be done in compliance with applicable regulations.

G. WATER QUALITY AND DRAINAGE

G(1). The stormwater management systems shall be designed, constructed, and maintained to meet or exceed Chapter 62-25, Florida Administrative Code, and 40D-4, Rules of SWFWMD, the County and Planning Department, whichever is more stringent; to provide retention, or detention with filtration /assimilation treatment per SWFWMD and County approved methods during the 25-year, 24-hour design storm; and such that maximum post-development flow rates do not exceed pre-development flow rated for the same design storm. Nothing in this paragraph shall be construed as a waiver by the Developer of any vested rights, if any, pertaining to approved and constructed stormwater drainage facilities. With the exception of any such vested rights, if any, any valid requirements of general law pertaining to retrofitting which shall apply to landowners in Manatee County, however, shall apply to the Developer.

G(2). Best Management Practices (BMP) for reducing water quality impacts, as recommended by the County and SWFWMD in accordance with adopted regulations of these agencies, shall be implemented. Low impact development

techniques shall be used, where feasible.

- G(3). The Developer shall be the entity responsible for maintaining the stormwater management system. The Developer's obligations may be assumed by an appropriate agency or association.
- G(4). Stormwater management system design shall, to the maximum extent possible, incorporate and utilize isolated Wetlands.
- G(5). The applicant submitted an Ambient Surface Water Quality Monitoring Report to Manatee County in April, 2006. The report contained the surface water quality data representing the site specific ambient conditions to meet the one year pre-construction monitoring requirement, as specified in the "Ambient Surface Water Monitoring for Developments" Guidance document. On March 20, 2007, the Ambient Surface Water Quality Monitoring Plan was approved by the Manatee County.
- G(6). Within one year of initiating vertical construction, the Developer shall submit the results of surface water quality monitoring to Manatee County for review. The results shall be reviewed by Manatee County for consistency with the County's "Ambient Surface Water Monitoring for Developments" (Guidance) document.
- a. The results of the monitoring shall be submitted to the County with each DRI Biennial Report and shall include an official laboratory report.
 - b. The Developer will incorporate additional water quality treatment or water management methods into the Project's surface water drainage system to correct or mitigate any degradation if the measures implemented by the Developer are found to be ineffective or adversely impact water quality downstream of the Project site.
 - c. Any violation of Rule 62-302, Florida Administrative Code, determined to be caused by this development, shall require corrective measures, as set forth by the DEP and shall be reported to the County and all work which is determined by the County to be contributing to the problem will be halted until the problem is resolved.
- G(7). The applicant submitted a Groundwater Quality Monitoring Plan on February 15, 2006, to monitor for ambient (pre-development) and construction water quality conditions, as specified above. That plan included both the Northwest Sector Project as well as the Lakewood Centre Project. On February 21, 2006 the Groundwater Quality Monitoring Plan was approved by the County.
- G(8). Water quality samples shall be collected and analyzed in accordance with Manatee County's Guidance document, referenced above and the Lakewood Centre DRI Site's Groundwater Quality Monitoring Plan, dated February 15, 2006. If any of the

parameters are above the proposed, current, or final maximum contamination levels (MCL's) or MCL goal, the County and DEP will be properly notified for further action. The results of the groundwater quality monitoring shall be submitted to the County for review with the DRI biennial report and shall include an official laboratory report.

- G(9). Stormwater treatment by biological filtration shall be provided where required and shall be encouraged wherever appropriate and feasible. Percolation treatment and underdrain effluent treatments may be utilized where consistent with applicable law.
- G(10). To the extent required by applicable law and standard design guidelines, on site stormwater wet detention lakes shall include littoral zones constructed on slopes no steeper than a 4:1 horizontal to vertical ratio and shall be planted in, or allowed to be colonized by, native emergent and submergent vegetation. The Developer shall ensure, by supplemental replanting if necessary, at least eighty-five percent (85%) coverage by native aquatic vegetation within the littoral zone (to include at a minimum the area between ordinary high water and ordinary low water) for five years.
- G(11). The Developer shall conduct biennial inspections of the stormwater management system on the Project site to ensure it is being properly maintained in keeping with its design and is capable of accomplishing the level of stormwater storage or treatment for which it was designed and intended. Verification of such inspection shall be supplied in each biennial report through Project buildout.
- G(12). To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.
- G(13). Stormwater management ponds shall not be constructed within Wetland buffers or other natural resources of regional significance.
- G(14). All fill within the 25-year and 100-year floodplains shall be compensated by the creation of an equal or greater storage volume above the seasonal high water table. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). The available storage volume above the 25-year Design High Water Level of any proposed stormwater attenuation ponds can be calculated toward compliance with the flood plain compensation requirement. In lieu of the above cup-for-cup compensation, the applicant may perform hydraulic analysis that reflect a No-Rise to the FEMA base flood elevation and receive a CLOMR from FEMA for the effected area. The hydraulic model is subject to approval by Manatee County.
- G(15). Education advocating surface water protection shall be provided to all residents and tenants in the Project.

- G(16). This Project shall be required to reduce the calculated pre-development flow rate by up to twenty five percent (25%) for all stormwater outfall flow directly or indirectly into the Braden River basin. Modeling shall be used to determine pre- and post-development flows.
- G(17). The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.
- G(18). Drainage Easements shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along any drainage systems conveying public drainage. In addition, Drainage Maintenance/Access Easements shall be dedicated along the banks of these systems in accordance with Manatee County Public Work standards. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Manatee County has no obligation relative to these systems to maintain, change, improve, clean, repair erosion, or restore the natural changes in the course of stream beds.
- G(19). The Developer shall provide a drainage easement to Manatee County to accept stormwater for that portion of the following planned thoroughfare roadways that are located immediately adjacent to the Project to accommodate the following planned build-out conditions. The Developer shall design and construct the stormwater capacity for that portion of the following planned thoroughfare roadways within the Project area and such design and construction shall be included in the SWFWMD permit documentation.

Lakewood Ranch Boulevard	6 lanes
Center Ice Parkway	4 lanes
Pope Road	4 lanes
S.R. 70	6 lanes

H. HISTORICAL AND ARCHAEOLOGICAL SITES

- H(1). Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, TBRPC, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, TBRPC, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource-disturbing activities are allowed to continue.

I. WATER

- I(1). The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of potable water service to each phase or subphase of the Project to assure that adequate potable water capacity exists to accommodate the Project.
- I(2). 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 nonpotable uses shall be plugged and abandoned in accordance with Rule 40D-3.531, Florida Administrative Code.
- I(3). The Developer shall require the installation of high efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices, as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes). This will include the use of toilets requiring no more than 1.6 gallons per flush in all areas, and installation of self-closing or metered water faucets shall be required in all public and commercial restroom facilities.
- I(4). The Developer shall maintain all water lines and fire hydrants not dedicated to the County. The Developer's obligations may be assumed by an appropriate agency or association.
- I(5). The Developer shall use only nonpotable water to meet nonpotable (irrigation) water demands. For purposes of this Approval, "nonpotable" water is defined as water emanating from any source other than a public potable water utility.
- I(6). Adequate fire flow and water pressure shall be maintained within the Project's water supply system.
- I(7). The Developer shall conform to and further the applicable rules and adopted guidelines of SWFWMD in regard to protection of the groundwater resources in the Southwest Tampa Bay Water Use Caution Area.
- I(8). The Developer shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the Project with the following sources, in order of preference: stormwater and (s) non-potable quality groundwater. Prior to Final Site Plan approval(s), the Developer shall identify the irrigation source which will be utilized. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems, including on individual lots.
- I(9). For the purpose of potable or reclaimed water conservation, utilization of xeriscape principles is required in landscaped areas, in accordance with Policy 3.2.3.3. Ecologically viable portions of existing native vegetation shall be incorporated into

the landscape design to the greatest extent practicable and shall not be purposely irrigated. Native vegetation or drought-resistant vegetation shall be used in common and non-residential landscaped areas. Non-native vegetation may be used, consistent with xeriscape principles.

- I(10). The average total potable water use for the development shall not exceed 110 gallons per capita per day.
- I(11). A pre-design conference between the Developer and County staff shall be held prior to submittal of Construction Drawings for the Project to discuss the points of connection for potable water and wastewater service and the configuration of the potable water and sanitary sewer systems.
- I(12) The Developer shall submit a Master Plan for potable water, wastewater, and fire protection simultaneously with construction plan submittal for each area covered by the construction plan. The Developer shall also be responsible for determining if upgrading of offsite potable water and wastewater facilities is necessary to provide adequate potable water, sanitary sewer, or fire protection service to the portion of the development for which such service is being requested. Oversizing of potable water and wastewater facilities may be necessary to provide for future development in or adjacent to the Project and the Developer shall participate in such oversizing in accordance with applicable County ordinances or policies.

J. WASTEWATER

- J(1). The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of wastewater service to each phase or subphase of the Project to assure that adequate wastewater capacity exists to accommodate the Project.
- J(2). No septic system shall be permitted within the Project.
- J(3). Sewer lift stations shall be designed and equipped in accordance with County regulations.
- J(4). The disposal of waste into the sewer system shall comply with the Manatee County Sewer Use Ordinance (Ordinance No. 98-28).

K. SOLID WASTE

- K(1) As stated in the ADA, it is not anticipated that hazardous or toxic waste will be generated by the Project's office or commercial tenants. Prior to the first Final Site Plan approval after August 5, 2008 for any non-residential land use within the Project, the Developer shall prepare a hazardous substances (including bio-hazardous wastes) and a hazardous waste management plan which shall be

reviewed and approved by the County and TBRPC, and then distributed by the Developer to non-residential land users within the Project.

At a minimum, the plan shall:

- a. Advise of applicable statutes and regulations regarding hazardous wastes and substances, including Title III (Community Right-to-Know Law) of the Superfund Amendment and Reauthorization Act (SARA Title III) and the requirement to comply with these rules;
 - b. Indicate the types, sources, and volumes of waste and substances that are considered under the applicable statutes and agency rules to be hazardous and which must be stored or disposed of in specially designed containers;
 - c. Describe generally improper disposal methods;
 - d. Describe generally appropriate disposal methods;
 - e. Provide a list of agencies which can be consulted regarding the proper handling and disposal of hazardous substances;
 - f. Describe a program to inform owners and tenants of the information contained in the plan;
 - g. Describe construction requirements for hazardous waste holding areas; and
 - h. Describe typical spill clean up methods.
- K(2). All Project tenants that generate hazardous waste shall be encouraged to utilize waste exchanges to the extent feasible. A report of such use, if any, shall be included in each Biennial Report.
- K(3). The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of solid waste service to each phase or subphase of the Project to assure that adequate solid waste capacity exists to accommodate the Project.

L. RECREATION AND OPEN SPACE

- L(1). The Project shall contain a minimum of 36.8 acres of usable uplands for recreation open space/parks which is a minimum of 1 acre of recreation open space per 100 dwelling units and a minimum of one Neighborhood Park per 500 units. Parks shall be distributed throughout the Project to serve all residents and shall be reviewed for

distribution based on locations defined by major roadways (Center Ice Parkway and Road B) and Wetland/upland habitat systems.

A maximum of 4 acres of the required upland recreation open space/parks acreage may include trails and greenways.

The minimum required park area for the Project may be reduced, at a ratio of 1 acre/100 units, if the Project is not built out to the number of units identified on the General Development Plan.

- L(2). A Community Park may be built in lieu of Neighborhood Parks within a given Parcel or group of Parcels, provided the total acreage and the sufficient distribution of recreation area/park land is met.
- L(3). Parks shall provide facilities appropriate for all ages, including a playground with outdoor play equipment, where appropriate.
- L(4). Parcels with multi-family units shall include active and passive recreation facilities that meet the needs of future residents based on Projected demographics.
- L(5). For the purpose of this section, parks shall be characterized as:
 - (a). Pocket Parks shall be a minimum of 1 – 4 acres containing uses that may include playground with seating, water fountain and shade structure, an open play field and shade trees. Other amenities may include picnic pavilions, tables, benches and grills, depending on neighborhood demographics. Pocket Parks may be connected to the overall recreation area/park system via trails/greenways and sidewalks
 - (b). Neighborhood Parks shall be a minimum of 5 -10 acres containing uses that may include active and passive recreation facilities. Typical recreation amenities include, at a minimum, a playground with shaded seating, restroom, and water fountain; formal or informal “athletic fields” suitable for team sports (baseball, football, soccer, volleyball, etc.); multi-use trail with benches and/or exercise stations; and picnic pavilions, tables, benches and grills. Optional facilities include hard court facilities (tennis, racquetball, shuffleboard, etc) and a “club house” with swimming pool, depending on demographics of future residents. Neighborhood Parks shall be connected to the overall recreation area/park system via trails/greenways and sidewalks.
 - (c). Community Parks shall be a minimum of 20 – 25 acres containing uses that may include active and passive recreation facilities. Typical recreation amenities include, at a minimum, a playground with shaded seating, restroom, and water fountain; formal or informal “athletic fields” suitable for team sports (baseball, football, soccer, volleyball, etc.); hard court facilities (tennis, racquetball, shuffleboard, etc.); a “club house” with swimming pool;

multi-use trail with benches and/or exercise stations; and picnic area with pavilions, tables, benches and grills. Actual recreation facilities built are dependent on demographics of future residents. The specific size of each recreation area/park shall be determined by the Developer (as approved by the Planning Department in consultation with the Parks and Recreation Department) at time of Preliminary Site Plan approval based on the lot size(s) or unit types in the area being served. All parks shall be distributed accordingly so residents can safely walk/bike from their home to the park (generally not more than ½ mile). Community Parks shall be connected to the overall recreation area/park system via trails/greenways and sidewalks.

L(6). Trails/Greenways

- (a) A conceptual plan for trails/greenways shall be approved by the Manatee County Planning Department (in consultation with the Parks and Recreation Department) prior to the first residential Preliminary Site Plans north and south of Center Ice Parkway.
- (b) At a minimum, the trail/greenway system shall include a trail/greenway adjacent or proximate to the Wetlands and preserved uplands with “collector” trails from residential neighborhoods connecting with the “Wetland/preserve” trail. Trails/greenways shall contain benches with shade (architectural or vegetation) along the trail system in appropriate locations (i.e., rest stops for nature observation, etc.). Other recreation facilities such as gazebos may also be located in appropriate locations along the trail system. Trails/greenways shall, as much as practical, be ADA compliant with an emphasis on accessing the most significant natural and built landscape components (i.e., beautiful vistas and fishing/observation piers, among others). Improvements shall be completed concurrent with adjacent plat approvals.
- (c) All nature trails, board walks, and other recreation amenities that may be permitted by the Planning Department in Wetlands, Wetland buffers, or upland preservation areas shall be designed to minimize impacts to trees, other significant vegetation and natural habitats in accordance with Section 719 of the Manatee County Land Development Code. Management plans shall be written and implemented to ensure the long term maintenance and ecological viability of these areas.
- (d) The “green infrastructure” shall serve as a connection of recreation areas/parks with trails/greenways; some of which may be 8-10 foot wide meandering landscaped sidewalks/multi-use trails.

- L(7). All recreation and open space areas not deeded to the County or other state agencies shall be owned and maintained as common open space through a property owners association, or other similar entity for the Project.

M. EDUCATION

- M(1). To mitigate the Project's impacts, the Developer provided the Manatee County School Board sufficient land, off-site, for elementary and middle school sites.

N. HEALTH CARE, POLICE, AND FIRE

- N(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 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 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 submitted prior to the approval of the first Final Site Plan 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.
- N(2). The Developer shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of fire protection service facilities for fire protection services. 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 applicable. 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.
- N(3). The Project shall be designed and constructed to meet or exceed specifications of the State Fire Code, Rule 4A-3.012., Florida Administrative Code. The Project shall use, as applicable, Fire Wise principles, such as clearing around houses, carefully spacing trees, and maintaining irrigation systems.
- N(4). The maximum height of buildings in the Project shall not exceed that appropriate for the available water pressure and fire flows, or exceed the reach of available fire fighting equipment at the time of any Preliminary Site Plan approval for any phase or subphase.
- N(5). Prior to approval of all Preliminary Site Plans, the Developer shall provide

assurance for each increment of development that the site will be supplied to the extent required by applicable code with water lines of adequate size, and functioning fire hydrants in sufficient number and appropriate locations to accommodate fire fighting operations. Additionally, the Developer shall provide calculations by a Florida registered engineer to the County indicating that fire flow and water pressure to the site are adequate for fire protection purposes and written assurance from the Braden River Fire District that the proposed locations of all fire hydrants and appurtenances are adequate prior to the issuance of any Final Plat or Certificate of Occupancy in the Project.

O. ECONOMICS

- O(1). Excess infrastructure capacity constructed by the Developer shall be at the Developer's risk and shall not vest later development rights not addressed in this approval.
- O(2). The Project shall promote entrepreneurship and small and minority owned business start-up, and encourage nondiscriminatory employment opportunities, pursuant to policies 21.2, SCP and 21.5.3, FCRPP, respectively.
- O(3). The development and promotion of a day care system should be encouraged on site, and any such day care system shall be in compliance with the Manatee County Land Development Code and any other applicable regulations.

P. ENERGY

- P(1). Issuance of development approvals for each phase or subphase shall be dependent upon the ability of electrical or gas utilities to meet the energy requirements of the development.
- P(2). All Project tenants, businesses, residents, etc. shall be notified in writing by the Developer prior to occupancy that the following energy related practices are encouraged:
 - a. Use energy alternatives, such as solar energy, resource recovery, waste heat recovery, and co-generation, where economically feasible;
 - b. Obtain energy audits provided by energy companies or other qualified agencies;
 - c. Install water heater timers and set water heaters at 130 degrees Fahrenheit or lower;
 - d. Use landscaping and building orientation to reduce heat gain, where feasible,

for all Project construction;

- e. Promote energy conservation by employees, buyers, suppliers, and the public, as appropriate;
- f. Reduce levels of operation of all air conditioning, heating, and lighting systems during nonbusiness hours, as appropriate;
- g. Institute and utilize recycling programs;
- h. Utilize energy efficient packaging or recyclable materials;
- i. Install total energy systems on large facilities when cost effective; and
- j. Elimination of advertising requiring lighting after business hours where feasible.

Q. AFFORDABLE HOUSING

- Q(1). The Developer shall provide within the Project, or within an adjacent SMR-owned Project, a number of residential units equal to 5% of the total number of residential units constructed in Lakewood Centre, Phases 1, 2, and 3, that qualify as workforce housing as defined in the Manatee County Land Development Code and 5% that qualify as affordable housing units as defined in the Manatee County Land Development Code. These units shall be referred to as Worker Housing Units (WHUs). 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.
- Q(2). Income limits and maximum home sale 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 sale price and income limits in effect at the time a contract for purchase of a WHU is executed shall apply.
- Q(3). Prior to the first Final Site Plan for residential development the Developer shall establish the provisions for the sale of the WHUs through an agreement approved by the Board of County Commissioners, which, at the Developer's discretion, may include provisions to assure that the units remain available after the initial sale to qualified purchasers for a period to be determined by the Developer.
- Q(4). The Developer shall include in its Biennial Report data showing the number and sale prices of WHUs sold within the development during the reporting period. The Biennial Report shall also include the current Manatee County Maximum Income Limits Table. Only those units that have a sale price equal to or less than the

maximum allowable home sales price, as provided in Q.(2), shall be counted toward the required mitigation.

R. HURRICANE PREPAREDNESS

- R(1). The Developer shall coordinate with the Institute for Business and Home Safety (IBHS) and the Manatee County Emergency Management Department to determine the feasibility of incorporating wind resistant “fortified” design criteria into the commercial and office facilities.

S. DESIGN STANDARDS

- S(1). On-street parking may be allowed on all local streets with the exception of Road “B” and Malachite Drive. At time of Preliminary Site Plan approval, issues pertaining to traffic safety shall be reviewed by the County staff to determine the appropriateness of the specific location.
- S(2). Street trees may also be allowed within rights-of-way and easements of all local streets with the exception of Road “B” and Malachite Drive, provided the trees are a minimum of 4' from the back of curb and that a maintenance agreement, acceptable to the County, with the HOA is provided.
- S(3). Roadway buffers for Traditional Neighborhood Development residential parcels shall not apply with the exception of on SR 70, Lakewood Ranch Boulevard, Pope Road, and Malachite Drive. All buffers shall apply for Conventional Development parcels.
- S(4). At time of each Preliminary Site Plan application, the Developer, with concurrence with the Planning Department, shall select from the “Conventional” or “Traditional Neighborhood Design” (TND) standards as indicated in the tables below:

a. Traditional Neighborhood Design Standards:

<u>Type</u>	<u>Min. Lot Size (Sq. Ft.)</u>	<u>Min. Lot Width (Ft.)</u>	<u>Front Setback (Ft.)</u>		<u>Side Setback (Ft.)</u>	<u>Rear Setback (Ft.)</u>	<u>Maximum Height (Ft.)</u>
			<u>Front Loaded</u>	<u>Alley Loaded</u>			
<u>SF Semi Detached</u>	2,300	23	10/25 ¹ /15 ²	10	0/6	15/5 ³	35
<u>Single-Family Attached</u>	2,000	20	5/25 ¹ /15 ²	5	0/10	5	4 stories/ 50'
<u>Multi-Family</u>	-	-	10	10	15/25 ⁷	10	5 stories/ 75' ⁴
<u>Commercial</u>	-	-	40/25 ⁵		0/5 ⁵	0/5 ⁵	5 stories/ 75' ⁴
<u>Office</u>	-	-	40/25 ⁵		0/5 ⁵	0/5 ⁵	12 stories (including parking structure) 140'
<u>Park</u>	-	-	10		10	10	35

1. Setback to front loaded garage door.
2. Setback to the side loaded garage.
3. Rear setback for units with alley entry garages.
4. Height of single-use buildings. A building with a vertical mix of land uses may be up to 12 stories (140' in height). Residential buildings that exceed 35 feet are subject to Stipulations S(6) d & e.
5. The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses.
6. The larger setback only applies to SR 70. The smaller setback applies to Center Ice Pky, Road B, and Pope Road. All other Commercial, Office building setbacks shall maintain a minimum setback of 15 feet from the face of the first floor to the back of curb of the internal drive aisle or 10 feet to the edge of parking. The minimum setback from the second story of commercial office buildings shall be 5' from the internal drive aisle or 0 feet from the edge of parking. This shall not apply to residential structures unless otherwise approved through the Lakewood Centre DRI. The commercial or office setback applies to buildings containing residential over first or second floor non-residential uses.
7. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story and two-story buildings. A 25' separation is required between three, four, and five story buildings.

b. Conventional Design Standards:

<u>Type</u>	<u>Min. Lot Size (Sq. Ft.)</u>	<u>Min. Lot Width (Ft.)³</u>	<u>Front Setback (Ft.)¹</u>	<u>Side Setback (Ft.)</u>	<u>Rear Setback (Ft.)</u>	<u>Maximum Height (Ft.)</u>
<u>SF Semi-Detached</u>	4,500	45	25/20	0/ 7.5	15	35
<u>SF- Attached</u>	2,500	25	25/20	0/ 7.5	15	35
<u>Multi-Family</u>	NA	NA	25	15/25 ²	15	3 stories/ 40

Commercial	5,000	N/A	40	15/20 ^b	20 ^b	5 stories/75 ^d
Office	5,000	N/A	40	15/20 ^b	20 ^b	12 stories (including parking structures)/140'
Park	NA	NA	25	15	15	35

1. The front yard setback for all single-family residences shall be 25' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. Required setbacks are based on the dominant lot width for each subphase of development.
4. Height of single-use buildings. A building with a vertical mix of land uses may be up to 12 stories or 140' in height. Residential buildings that exceed 35 feet are subject to Stipulations S(6) d & e.
5. When adjacent to residential 10' of additional building separation is required for each story over one i.e. a 3-story building will require a 40' building separation.

S(5). Non Residential

- a. The maximum square footage for each commercial and office parcel shall not exceed what is identified on the General Development Plan.
- b. **Building Appearance**

All building facades shall exhibit an aesthetically attractive appearance. Design shall be subject to the following criteria and reviewed for compliance by the Planning Department with future Final Site Plan and Building Permit submittals.

- 1) The sides of all buildings shall have minimal blank walls no longer than 30 feet in length or 20' in height. In order to insure that the buildings do not Project a massive blank wall, design elements with distinctive color variation shall include prominently visible architectural details [e.g., bump-outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] or other methods, as approved by the Planning Director. Facades greater than 75 feet in length shall have varying roof lines through varying the height of the cornice, or the use of 2 or more roof types (parapet, dormers, and sloped, etc.).
- 2) Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated metal shall not be permitted, Architectural metals in conjunction with other permitted building

materials shall be allowed, provided that at least seventy five percent (75%) of the building face is constructed from other permitted materials.

- 3) All rooftop mechanical equipment shall be screened from view from abutting roadways or adjacent residential properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

c. Service Areas

Trash and garbage receptacles shall be screened with materials similar to the adjacent building facades.

- d. Exhaust and other filtering systems in Food Service Establishments or uses shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. This system shall be approved by the County with each Final Site Plan containing a food service establishment or use.
- e. Exterior loud speakers, bells, or similar audio-communication shall not be permitted; however, directed (non broadcast) communication devices and intercoms shall not be restricted. "Directed (non broadcast)" shall mean not plainly audible to a person greater than 10 feet from the source.
- f. A vertical mix of land uses is permitted on Parcels G, I, and J. If a vertical mix is designed on these parcels, it will include office or commercial land uses on the first floor and residential or office land uses on the upper floors.
- g. Signs shall meet the requirements of Section 724 of the Land Development Code. Each non-residential parcel, as identified on the GDP, shall be permitted one pole sign per street frontage shown on the GDP. All other permitted signs shall be ground signs.
- h. Each parcel shall include a pedestrian connection, where applicable, to abutting parcels, to be determined at time of Preliminary Site Plan approval.
- i. Prior to approval of any Preliminary Site Plan containing a communication antenna or tower (as listed on Table 6-1 of the LDC) an appropriate application shall be submitted, per Section 704.59.2, of the LDC. The approval of the GDP with those uses listed does not assure approval of the PSP containing such uses or approval of those uses. In addition to this criterion, all lattice towers shall maintain a minimum setback of 300% the height of the tower from any parcel (on and off site) approved for only a residential use.

- j. Increased setbacks and enhanced site and building design may be required by the County when commercial or office buildings exceeding 35-feet are proposed adjacent to a parcel approved for residential development.
- k. Structures in excess of 35' in height in the commercial and mixed use parcels adjacent to Pope Road shall maintain an additional foot beyond the 40' setback for each foot over 35'.

S(6). Residential

- a. The maximum number of units for each residential parcel shall not exceed what is identified on the General Development Plan, unless there is a simultaneous decrease on another residential parcel, subject to the provisions of Section 603.6 of the LDC.
- b. The minimum size for a dwelling unit shall be nine hundred (900) square feet or three hundred (300) square feet for multi-family units.
- c. Prior to Final Plat approval, the applicant shall post a sign at each inter-neighborhood tie to inform perspective purchasers and residents of the future inter-neighborhood tie. The size, placement, and materials for the sign shall be determined with the Final Site Plan.
- d. No residential structures within 400 feet of Malachite Drive, between Road "B" and Pope Road and within 400 feet of Pope Road may exceed 35 feet in height unless approved by the Board following a quasi-judicial public hearing and based upon a review of the surrounding uses and the criteria listed in LDC Section 603.7.4.9.
- e. Residential structures in excess of 35 feet in height and up to 75 feet on Parcel A, C, D, H, R, S, and S-1, and up to 140 feet on Parcels G, I, and J shall be built in substantial compliance with the building design exhibits entered into the record at the August 5, 2008, public hearing (Exhibit 3).
- f. Tree farms in the residential parcels shall cease operation prior to the first Final Plat (or FSP if platting is not required) approval in each parcel shown on the GDP.
- g. The Notice to Buyers or Tenants shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners of the following:
 - 1). The location of the inter-neighborhood ties and the potential for future traffic through the subdivision, where applicable;
 - 2). The potential uses associated with surrounding agriculture zoning

which may have a negative impact on residences (e.g., noise and odor);

- 3). Residents may experience increase noise impacts from the following roads:
 - Lakewood Ranch Blvd, a minor arterial facility planned to be 6-lanes;
 - Pope Road, a collector facility planned to be 4-lanes;
 - Center Ice Pky, a collector facility planned to be 4-lanes; and
 - Malachite Drive and Road "B," major local streets planned to be 4 lanes.
- 4) The location and size (including potential height) of future commercial and office developments in the Project.

S(7). Prior to commencement of Phase 2 the developer shall donate at the County's option within the project or within 10 miles of the project boundary a 2 acre upland site or other appropriate accommodations as may be acceptable to Manatee County for public community use or public use facility.

T. DEFINITIONS

1. "Acceptable Level of Service" shall, for links and intersections in Manatee County, Florida, be "D" on a peak hour basis, as provided in the Land Development Code. Level of Service "D" shall be measured on a peak hour basis as determined by the Highway Capacity Manual (1994), TRB Special Report 209 or the most current manual and computer software version in accordance with guidelines acceptable to Manatee County.
2. "Application for Development Approval" (or ADA) shall mean the Lakewood Centre Development of Regional Impact Application for Development Approval (Submitted on April 28, 2006); the First Sufficiency Response submitted by the Developer on October 23, 2006; the Second Sufficiency Response submitted on April 19, 2007; the Third Sufficiency Response submitted on September 13, 2007.
3. "Conventional Development" shall mean development that is characterized by a clear separation of land uses and housing types into specified geographic areas. Typically the setbacks and residential lot sizes are larger with a focus for usable space being within the rear yard. Commercial buildings are set farther from the street and contain parking in front of the building.
4. "Developer" shall mean SMR North 70, LLC, its heirs, assigns, designees, and successors in interest as to the Project.

5. "Development Approval" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Site Plan, Final Plat, or Construction Drawing approval where site plans or subdivision plats are not required.
6. "Funding Commitments" shall mean any combination of the following to assure the completion of any improvements required by this Development Order: 1) binding commitments for the actual construction with the posting of a cash bond, or irrevocable letter of credit in a form satisfactory to the County for construction of the improvements required as referenced in Tables 2 and 3 of this Ordinance; 2) actual construction; 3) the placement of the improvements in the current year plus one year of the Capital Improvements Element of the appropriate County or the current year plus the first two years (or current plus first four years for FIHS facilities) of the Adopted Five-Year Work Program of the Florida Department of Transportation; or 4) a commitment for construction and completion of the required roadway improvements, pursuant to a Local Development agreement entered into between the Developer and the County. This Agreement shall include a construction timetable which will set forth the completion of the required improvements consistent with the time frames specified in Tables 2 and 3.
7. "General Development Plan" shall be defined as the site plan for PDMU-06-30(G), last revised on June 8, 2008, and attached as Exhibit 1. Development on the General Development Plan shall be limited to the total number of dwelling units and non-residential development in Table 1.
8. "Post-Development Wetlands" shall mean any lands determined to be within jurisdictional limits defined by Chapter 62-301, Florida Administrative Code (F.A.C.) and implemented by the Florida Department of Environmental Protection (FDEP), or as defined within Chapter 40D-4, F.A.C., and implemented by the Southwest Florida Water Management District (SWFWMD), including any wetland mitigation areas approved as part of development of this Project.
9. "Preliminary Site Plan" (PSP) shall mean a Master Preliminary Plan or a Preliminary Site Plan for a Phase or Subphase, as defined in The Manatee County Land Development Code.
10. "Project" shall mean the land uses, phasing, and improvements described in Table 1 which are attributable to development on that property described in Section 4 herein and set forth on the General Development Plan attached hereto as Exhibit 1.
11. "Traditional Neighborhood Development (TND)" shall mean the development of a cohesive neighborhood using traditional town planning principles. A TND includes a range of housing types, a network of well-connected streets and

blocks, public spaces, and neighborhood serving non-residential uses such as retail, office, schools, and places of worship within walking distance of the residences. Residential units will have smaller setbacks and the unit will be oriented to the street with recessed garages or alley access to structures with on-street parking. Typically the residential focus will be toward the street or public spaces. Commercial buildings will be closer to each other and the streets similar to a traditional downtown with on-street parking, street trees, or a vertical and horizontal mix of land uses.

12. "Transportation Impact Area" shall be defined as the roadway segments and intersections receiving transportation impacts where the traffic generated by the proposed phase or subphase shown on a proposed Preliminary Site Plan in combination with prior approvals of the Project will be five percent (5%) (or whatever greater percentage may be employed from time to time by DCA, TBRPC, or the County, provided the more restrictive percentage of such greater percentage shall be used) or more of the applicable Peak Hour Level of Service volumes. This area is generally depicted on Map J of the Development Order, dated April, 2006.
13. "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 such units.
14. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

SECTION 4. SPECIAL APPROVAL Special approval is hereby granted for a project that: (1) is mixed-use in the ROR Future Land Use Category; (2) exceeds a net density of 9.0 gross dwelling units per acre in the ROR Future Land Use Category; (3) exceeds a non-residential floor area ratio of 0.25; and (4) is in the Evers Reservoir Watershed.

SECTION 5. ZONING The property described in Section 6 below is hereby rezoned from the A(General Agriculture) zone district to the PDMU(Planned Development Mixed Use) zone district, retaining the WP-E(Watershed Protection-Evers) and ST(Special /treatment) Overlay Districts where appropriate, and the official zoning map is hereby amended accordingly.

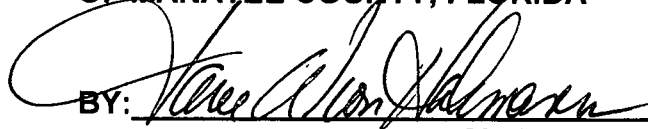
SECTION 6. LEGAL DESCRIPTION.

Legal description and sketch of the Project is attached as Exhibit 2.

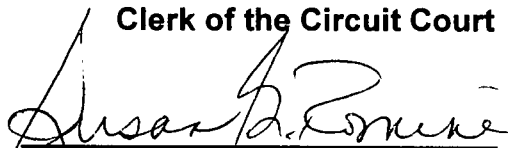
SECTION 7. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State, State of Florida and provided, however, that: (a) the filing of a Notice of Appeal pursuant to Section 380.07, F.S., shall suspend development authorization granted for this Development Order until the resolution of the appeal; and (b) Ordinance No. 08-28 shall become effective, in accordance with Section 5 of Ordinance 08-28.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 5th day of August, 2008.

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

BY: 
Chairman

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


Deputy Clerk



EXHIBITS

Exhibit 1 – GDP

Exhibit 2 – Legal Description and Sketch

Exhibit 3 – Buildings Design Exhibits for buildings that exceed 35 feet in height

- Subsector Colors Boundary
 - NW Sector DRI
 - Revised Line, N41, 362.4 Acres
 - Residential, RES - 623.3 Acres
 - 194, Other Urban Lands - 13.4 Acres
 - 271, Premium Parks - 42 Acres
 - 411, Prev. Forestlands - 6.9 Acres
 - 414, Prev. Urban Dev. - 14.7 Acres
 - 427, Low-Den. - 22 Acres
 - 526, 010, Medium-Density Residential - 32 Acres
 - 628, 013, Medium and Low-Density Residential - 3.8 Acres
 - 642, Regional Multi-Family Residential - 43.2 Acres
 - 643, Premium Apartments - 7.0 Acres
 - 644, Mid-Rise - 31.0 Acres
 - 645, 4.3 Acres
 - 32 Feet Wetland Buffer
 - 100 Feet Wetland Buffer
 - Academic Parks
- *Additional land coverage will be included when more development is identified on the map.
- *Land use information may be modified in accordance with the proposed land use regulatory map.

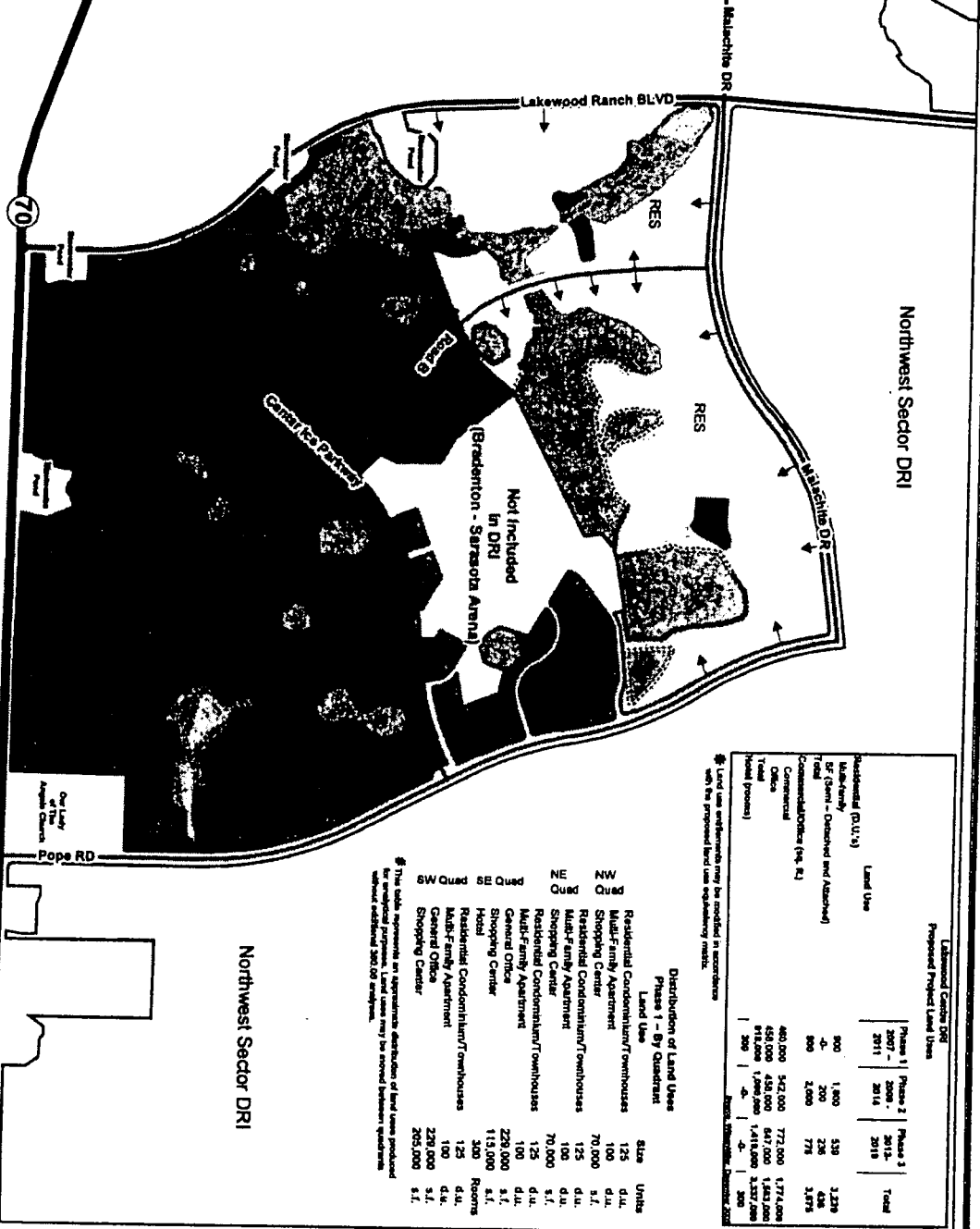


Exhibit A

Proposed Project Land Uses	Phase 1			Phase 2			Phase 3			Total
	2007 - 2011	2011 - 2014	2014 - 2018	2018 - 2022	2022 - 2026	2026 - 2030	2030 - 2034	2034 - 2038		
Residential (D.U.'s)										
Multi-Family (Apartments)	800	1,800	539	-	200	236	448		3,283	
Other (Offices, etc.)	-	2,000	775						3,775	
Commercial	460,000	542,000	772,000	647,000	1,882,000				4,363,000	
Offices	460,000	542,000	772,000	647,000	1,882,000				4,363,000	
Total	460,800	2,842,000	1,323,775	1,294,000	2,564,000	2,320			11,518,000	3,283

Distribution of Land Uses	Phase 1 - By Quadrant		Size	Units
	Land Use	Size		
Residential Condominium/Townhouses	175	175	d.u.	d.u.
Multi-Family Apartment	100	100	d.u.	d.u.
Shopping Center	70,000	70,000	s.f.	s.f.
Residential Condominium/Townhouses	175	175	d.u.	d.u.
Multi-Family Apartment	100	100	d.u.	d.u.
Shopping Center	70,000	70,000	s.f.	s.f.
Multi-Family Apartment	125	125	d.u.	d.u.
General Office	229,000	229,000	s.f.	s.f.
Hotel	113,000	113,000	s.f.	s.f.
Residential Condominium/Townhouses	300	300	Revs	Revs
Multi-Family Apartment	125	125	d.u.	d.u.
General Office	229,000	229,000	s.f.	s.f.
Shopping Center	265,000	265,000	s.f.	s.f.

*This table represents an approximate distribution of land uses produced from the zoning map and may be revised between quadrants without additional 300-day notice.

CONSULTANT TEAM

Wilcoff, Inc. Planning Engineering and Surveying	James Research Archaeological
Orlino Craven, Inc. Transportation	Fabrizio & Associates Economic
Environmental Affairs Consultants, Inc. Environmental	Orlino Geibel Civil Legal

MAP H

MASTER PLAN

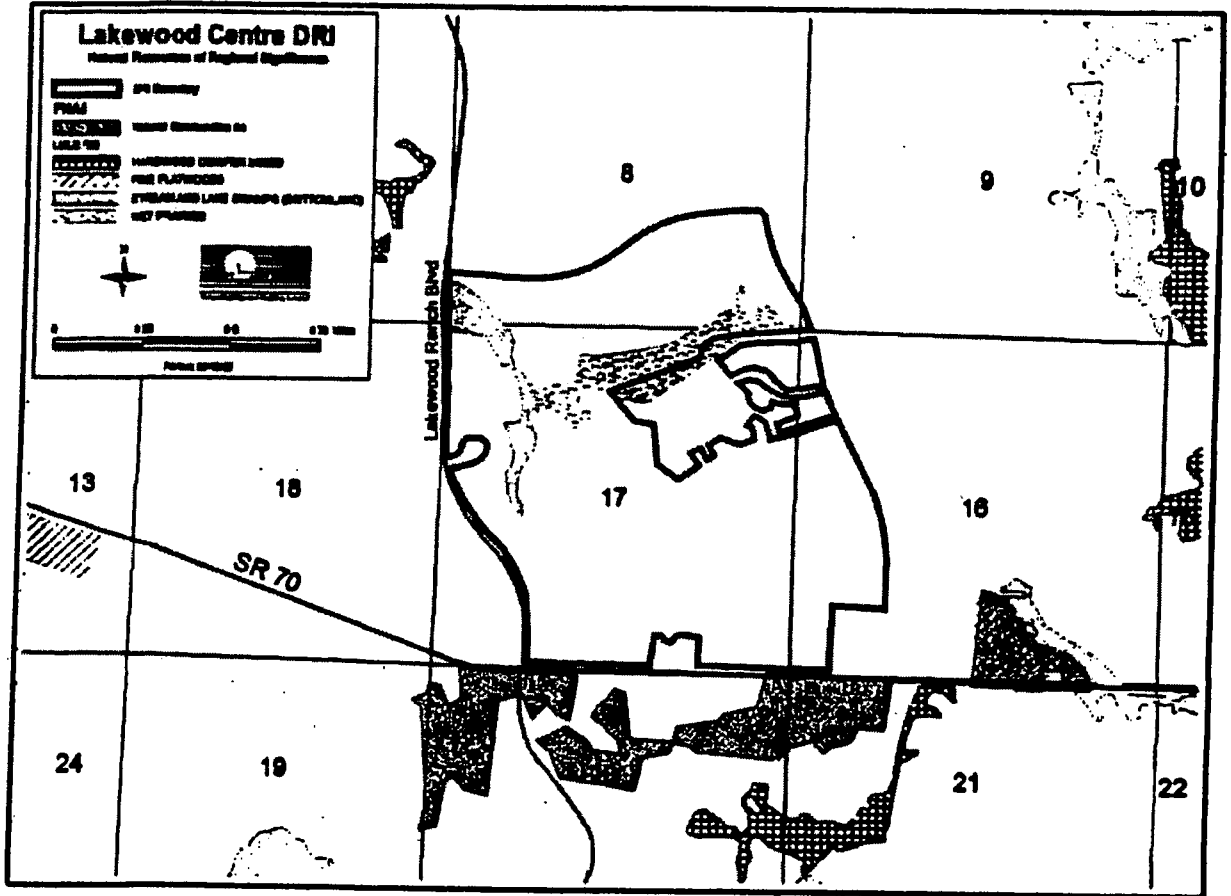
JUNE 2008

LAKWOOD CENTRE

Manatee County, Florida

A Development of Regional Impact by SMR North 70, LLC.

**MAP #3
LAKEWOOD CENTRE
NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**



Sources: *Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region (SRPP)*, adopted March 12, 1996, as amended

Exhibit "B"



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and
correct copy of the documents on file in my office.

Witness my hand and official seal this 13th day of
AUGUST, 2008

H.B. SHORE
Clerk of Circuit Court

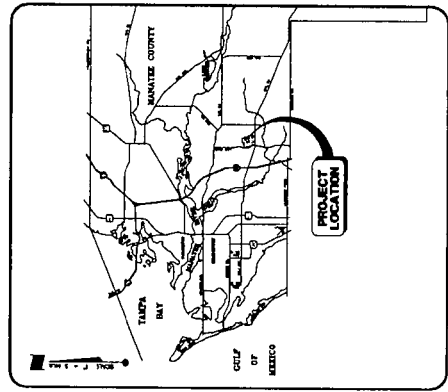
By: Nancy Harris D.S.

NOTES

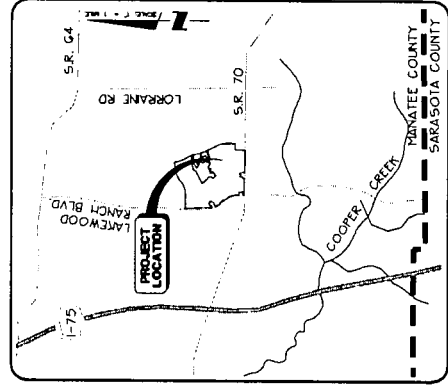
1. PROJECT LOCATION IS SHOWN ON PARCELS C, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

GENERAL DEVELOPMENT PLAN
 LAKEWOOD CENTRE DRI
 A SUBDIVISION OF PART OF SECTIONS 8, 9, 16, AND 17
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

CLIENT:
 SMR North 70, LLC



LOCATION MAP



VICINITY MAP

1. A SECTION, USE OF LAND USES IS SHOWN ON PARCELS C, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

SHEET	DESCRIPTION
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2	GENERAL DEVELOPMENT PLAN
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INDEX TO SHEETS

PROJECT SURVEYOR: ROBERT ENGLER, PE
 PROJECT ENGINEER: ROBERT ENGLER, PE
 PROJECT MANAGER: DIANE CHADWICK, AICP
 GENERAL DEVELOPMENT PLAN
 LAKEWOOD CENTRE

STATUS: REVISIONS

NO. DATE DESCRIPTION BY

PROJECT NUMBER: 04333-013-000(DRMPD)

DATE: JUNE 2008

INDEX NUMBER: D-04333-013-000001

APPROVED: _____ DATE: _____

PROJECT NUMBER: 04333-013-000(DRMPD)

DATE: JUNE 2008

INDEX NUMBER: D-04333-013-000001

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
 Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
 6800 Professional Parkway East, Suite 100 • Sarasota, Florida 34236-4601 • Phone: 941-557-6900 • Fax: 941-557-6900 • E-mail: Saraso@wilsonmiller.com • Web: www.wilsonmiller.com

Exhibit "1"

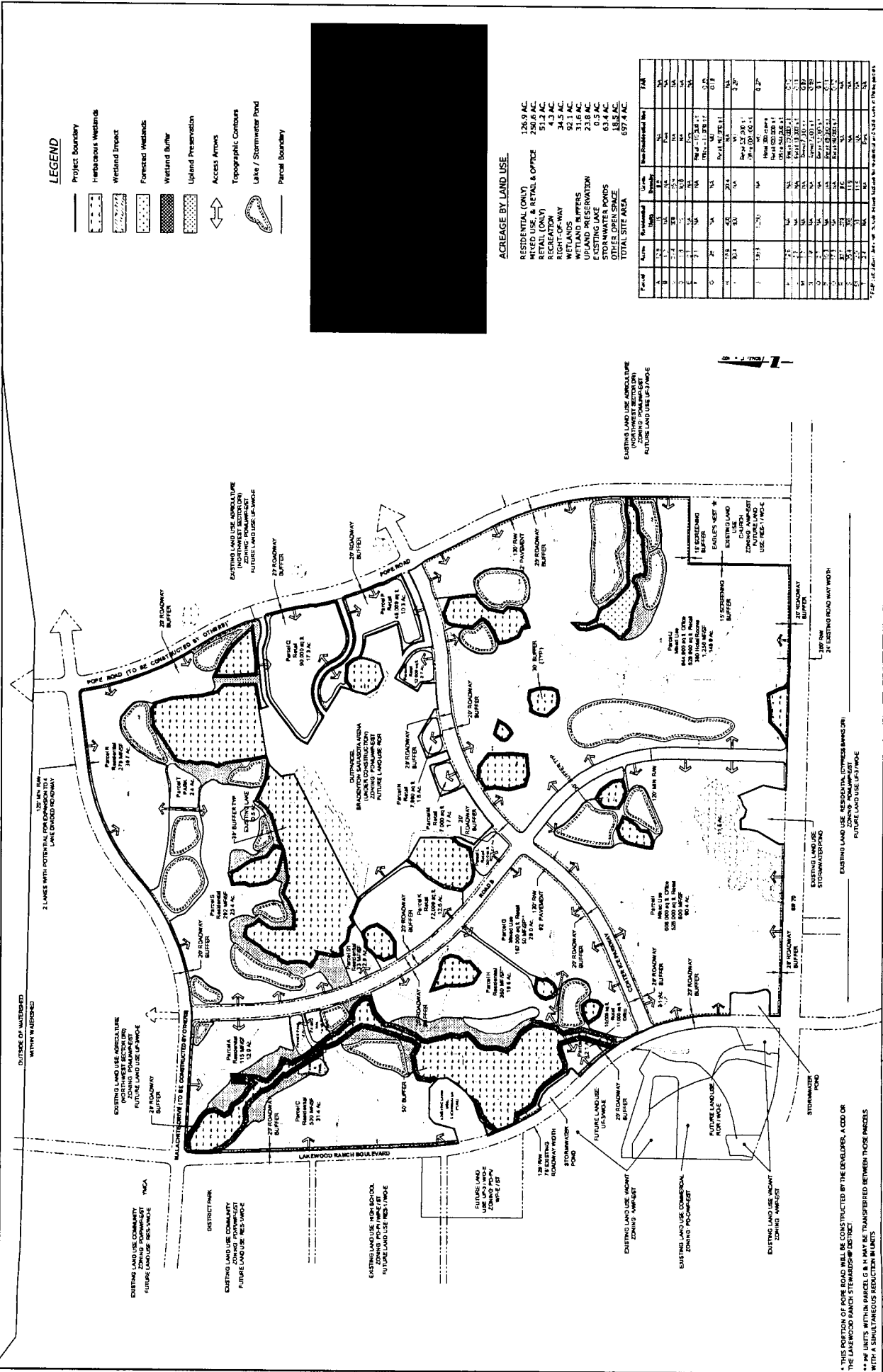
LEGEND

- Project Boundary
- Herbaceous Wetlands
- Wetland Impact
- Forested Wetlands
- Wetland Buffer
- Upland Preservation
- Access Arrows
- Topographic Contours
- Lake / Stormwater Pond
- Parcel Boundary

ACREAGE BY LAND USE

RESIDENTIAL (ONLY)	126.9 AC
RETAIL USE, & RETAIL & OFFICE	250.6 AC
RECREATION	51.3 AC
WETLANDS	43.3 AC
WETLAND BUFFERS	92.1 AC
WETLAND PRESERVATION	31.6 AC
EXISTING LAKE	23.8 AC
OTHER OPEN SPACE	0.5 AC
TOTAL SITE AREA	659.4 AC

Parcel #	Area (Ac)	Use	Non-Developable Area (Ac)	FAR
1	1.7	Residential	0.0	NA
2	1.7	Residential	0.0	NA
3	1.7	Residential	0.0	NA
4	1.7	Residential	0.0	NA
5	1.7	Residential	0.0	NA
6	1.7	Residential	0.0	NA
7	1.7	Residential	0.0	NA
8	1.7	Residential	0.0	NA
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52	1.7	Residential	0.0	NA
53	1.7	Residential	0.0	NA
54	1.7	Residential	0.0	NA
55	1.7	Residential	0.0	NA
56	1.7	Residential	0.0	NA
57	1.7	Residential	0.0	NA
58	1.7	Residential	0.0	NA
59	1.7	Residential	0.0	NA
60	1.7	Residential	0.0	NA
61	1.7	Residential	0.0	NA
62	1.7	Residential	0.0	NA
63	1.7	Residential	0.0	NA
64	1.7	Residential	0.0	NA
65	1.7	Residential	0.0	NA
66	1.7	Residential	0.0	NA
67	1.7	Residential	0.0	NA
68	1.7	Residential	0.0	NA
69	1.7	Residential	0.0	NA
70	1.7	Residential	0.0	NA
71	1.7	Residential	0.0	NA
72	1.7	Residential	0.0	NA
73	1.7	Residential	0.0	NA
74	1.7	Residential	0.0	NA
75	1.7	Residential	0.0	NA
76	1.7	Residential	0.0	NA
77	1.7	Residential	0.0	NA
78	1.7	Residential	0.0	NA
79	1.7	Residential	0.0	NA
80	1.7	Residential	0.0	NA
81	1.7	Residential	0.0	NA
82	1.7	Residential	0.0	NA
83	1.7	Residential	0.0	NA
84	1.7	Residential	0.0	NA
85	1.7	Residential	0.0	NA
86	1.7	Residential	0.0	NA
87	1.7	Residential	0.0	NA
88	1.7	Residential	0.0	NA
89	1.7	Residential	0.0	NA
90	1.7	Residential	0.0	NA
91	1.7	Residential	0.0	NA
92	1.7	Residential	0.0	NA
93	1.7	Residential	0.0	NA
94	1.7	Residential	0.0	NA
95	1.7	Residential	0.0	NA
96	1.7	Residential	0.0	NA
97	1.7	Residential	0.0	NA
98	1.7	Residential	0.0	NA
99	1.7	Residential	0.0	NA
100	1.7	Residential	0.0	NA



ACTIVITY	PERMIT NO.	DATE
DESIGN	050/1795	10/01/15
CONSTRUCTION	050/1795	10/01/15
CLOSURE	050/1795	10/01/15

PROJECT:	SMR NORTH 70, LLC
CLIENT:	LAKWOOD CENTRE DRI

PROJECT NO.:	00-133-011-000
DATE:	08/11/2015
SCALE:	AS SHOWN

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Exhibit "1"



Exhibit "3"



Exhibit "3"



Exhibit "3"

NOTES

- EXISTING CONDITIONS**
- PROJECT ACREAGE IS 697.4 ACRES (±).
 - PROPERTY IS CURRENTLY USED FOR AGRICULTURAL PURPOSES.
 - EXISTING ZONING IS A/WP-1/ST. FUTURE LAND USE CLASSIFICATIONS PER THE MANATEE COUNTY COMPREHENSIVE PLAN ARE ROR/WH-1 AND UP-3/WO-1. SURROUNDING ZONING AND FUTURE LAND USE CLASSIFICATIONS ARE SHOWN ON THE GDD PAGE 2.
 - TOPOGRAPHIC CONTOURS AND ELEVATIONS FROM FLORIDA GEOGRAPHIC DATA LIBRARY, VERSION 3 (2000).
 - THE SITE LIES IN FLOOD ZONE X, PANEL 12015150360C AND 120153070C.
 - THERE ARE NO KNOWN HISTORIC RESOURCES OR BUILDINGS ON-SITE.
 - PERMITTED USES:
- THE FOLLOWING POTENTIAL LAND USES, WITHIN THE PDWU ZONING DISTRICT, ARE ALLOWABLE WITHIN THE DEVELOPMENT:

- Mixed Use (Parcels G, I, and J)
- Agriculture and Short Term Agricultural Uses
 - Building Material Establishment
 - Retail Sales including Neighborhood Convenience and Neighborhood General
 - Eating Establishment including Drive-Thru
 - Gas Pumps
 - Motor Vehicle Sales, Rental, Leasing
 - General Retail Sales Uses
 - Service Station
 - Bank including Drive-Thru
 - Business Services
 - Extending and Pest Control
 - Health Services including Professional Office, Clinic, Veterinary Clinic, Hospital, Medical/Dental Laboratories, and Nursing Home
 - Lodging Places including Bed and Breakfast, Boarding House, Dormitories, Hospital Guest Room, and Hotel
 - Office
 - Car Wash including Self Service, Incident, and Full Service
 - Dry Cleaners including Neighborhood and Pick-up
 - Food Catering
 - Printing including Small and Medium Personal Service Establishment
 - Repair Service Establishment
 - Motor Vehicle Repair including Neighborhood Servicing, Community Servicing, and Major
 - Sign Fabricating and Sign
 - Full-Service Automobile Service
 - Antenna, Monopole Telecommunications Towers w/ 3 or more Providers (200' max height), > 150' (200' max height), and < 150', and Camouflage Tower (max 150' in height)
 - Cultural Facilities
 - Golf Course
 - Lodging Tower (Max 400' Height), Monopole Telecommunications Tower w/ Three or more Providers (Max 200' Height), Monopole Tower (Less than 150' in Height)
 - Outpatient Treatment Facility
 - Post Office
 - Private and Public Community Use
 - Public Use Facilities
 - Radio, TV, Communications, Microwave Facilities
 - Utility Use
 - Public Use
 - Public Use Facilities
 - Radio, TV, Communications, Microwave Facilities
 - Tree Farm
 - Minor Earthmoving
 - Low, Medium Intensity, High Intensity, and Passive Recreational Use
 - Multiple Family Dwellings
 - Single Family Attached Dwellings
 - Single Family Semi-detached Dwellings
 - Churches or Other Place of Worship
 - Day Care Center including Large, Medium, Small, and Accessory
 - Schools, including Elementary, Middle, High, and Accessory
- Commercial (Parcels K, L, M, N, O, P, and Q) and Commercial and Office (Parcels P)
- Agriculture and Short Term Agricultural Uses
 - Building Material Establishment
 - Retail Sales including Neighborhood Convenience and Neighborhood General
 - Eating Establishment including Drive-Thru
 - Gas Pumps
 - Motor Vehicle Sales, Rental, Leasing
 - General Retail Sales Uses
 - Service Station
 - Bank including Drive-Thru
 - Business Services
 - Extending and Pest Control
 - Health Services including Professional Office, Clinic, Veterinary Clinic, Hospital, Medical/Dental Laboratories, and Nursing Home

- DEVELOPMENT DESCRIPTION**
- PROPOSED ZONING IS PDWU/WP-E/ST. PROPOSED FUTURE LAND USE IS ROR/WO-1
 - THE DEVELOPMENT WILL INCLUDE A MAXIMUM OF 3,675 RESIDENTIAL UNITS (146 SINGLE FAMILY AND 3,529 MULTIFAMILY), 1,774,000 SQUARE FEET OF RETAIL, 1,563,000 SQUARE FEET OF OFFICE USES, AND 300 HOTEL ROOMS.
 - THE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING DIMENSIONAL CRITERIA:

Type	Min. Lot Area (Sf)	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Maximum Height (ft)
SF Attached	2,800	27	10/20	10	10/5	10/5
SF Detached	4,800	45	20/30	10	10/5	10/5
MF Attached	2,800	30	10/20	10	10/5	10/5
MF Detached	4,800	45	20/30	10	10/5	10/5
Hotel/Office	7,500	N/A	20/30	10	10/5	3 stories/40'
Commercial	10,000	N/A	40	10/20	20'	12 stories including streetwall
Park	N/A	N/A	20	15	15	streetwall/45'

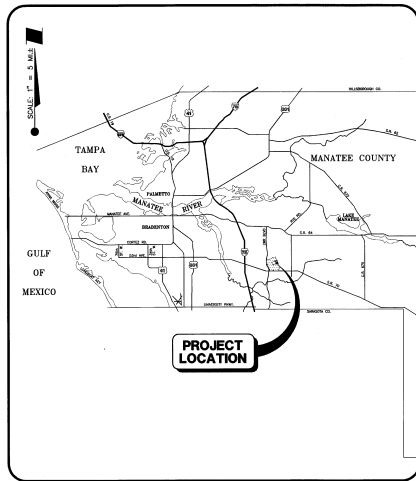
- CONVENTIONAL DESIGN STANDARDS:**
- The front yard setback for a single-family residence shall be 20' to the garage portion of the structure. The minimum setback for a two-story structure shall be 20'. The front yard setback for structures with street-level garages shall be 20'.
 - The setback for a side yard setback shall be the minimum distance between buildings. A 10' separation is required between one-story buildings. A 20' separation is required between two and three story buildings.
 - Required setbacks and setbacks to the street shall apply to all buildings with a maximum height of 40 feet.
 - Minimum setbacks shall be 10' for attached buildings and 15' for detached buildings.
 - Minimum setbacks shall be 10' for attached buildings and 15' for detached buildings.

GENERAL DEVELOPMENT PLAN

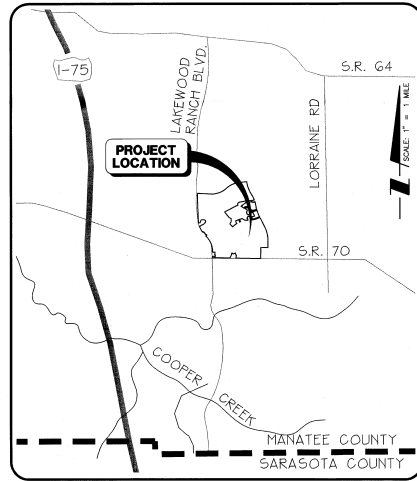
LAKewood CENTRE DRI

A SUBDIVISION OF PART OF SECTIONS 8, 9, 16, AND 17 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

CLIENT: SMR North 70, LLC



LOCATION MAP



VICINITY MAP

- A VERTICAL MIX OF LAND USES IS PERMITTED ON PARCELS G, I & J.
- PROPOSED GROSS RESIDENTIAL DENSITY IS 4.3 DU/ACRE. THE NET DENSITY IS 13.0 UNITS/ACRE. DENSITY BY RESIDENTIAL PARCEL IS LISTED BELOW:

- PARCEL A 8.9 DU/ACRE
- PARCEL C 15.9 DU/ACRE
- PARCEL D 10.8 DU/ACRE
- PARCEL H 20.4 DU/ACRE
- PARCEL R 8.8 DU/ACRE
- PARCEL S 11.5 DU/ACRE
- PARCEL S1 11.5 DU/ACRE

- NOTE: THE DENSITY CALCULATIONS LISTED ABOVE DO NOT INCLUDE MIXED USE PARCELS G, I AND J.
- THE MAXIMUM ALLOWED FLOOR AREA RATIO IS 0.35 AND WILL NOT EXCEED 0.30 ON ANY INDIVIDUAL LOT.
 - THE ENTIRE SITE IS LOCATED WITHIN THE WATERSHED OVERLAY.
- THE REQUIRED OPEN SPACE IS:
- RESIDENTIAL: 79.1 ACRES
 - COMMERCIAL: 141.5 ACRES
 - TOTAL REQUIRED: 220.6 ACRES

- PROPOSED OPEN SPACE:
- WETLANDS: 92.1 ACRES
 - EXISTING LAKE: 0.6 ACRES
 - STORMWATER POND(S): 63.4 ACRES
 - PARKS & RECREATION: 36.6 ACRES
 - OTHER OPEN SPACE: 18.5 ACRES
 - ROADWAY BUFFER: 14.4 ACRES
 - TOTAL: 281.1 ACRES OR 40.33% OF THE ENTIRE PROJECT

- WETLAND BUFFERS: 31.6 ACRES
- UPLAND PRESERVATION: 23.8 ACRES

- OPEN SPACE MAY ALSO INCLUDE RECREATION AMENITIES AND WATER FEATURES TO BE DESIGNED WITH INDIVIDUAL PARCEL DEVELOPMENT.
- SCREENING AND GREENBELT BUFFERS WILL BE PROVIDED PURSUANT TO SECTION 715 OF THE LAND DEVELOPMENT CODE. DETAILED PLANS WILL BE PROVIDED WITH THE INDIVIDUAL PRELIMINARY AND FINAL SITE PLANS, AS APPLICABLE.
 - PERIMETER ROADWAY BUFFERS WILL BE PROVIDED PURSUANT TO SECTION 715 OF THE LAND DEVELOPMENT CODE. DETAILED PLANS WILL BE PROVIDED WITH THE INDIVIDUAL PRELIMINARY AND FINAL SITE PLANS, AS APPLICABLE. RIGHT OF WAY BUFFERS FOR INTERNAL STREETS DEPENDENT ON DETAILED SITE DESIGN. THE DESIGN AND MAINTENANCE OF THE ROADWAY BUFFERS WILL BE BASED ON A UNIFIED LANDSCAPE PLAN TO BE UNDER THE CONTROL OF THE PROPERTY OWNER.
 - UTILITY EASEMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 907.10 OF THE LAND DEVELOPMENT CODE.
 - SEWERAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 722.1.4 OF THE LAND DEVELOPMENT CODE.
 - SIGNAGE WILL MEET THE REQUIREMENTS OF SECTION 724 OF THE LAND DEVELOPMENT CODE.
 - LIGHTING WILL MEET THE REQUIREMENTS OF SECTION 709 OF THE LAND DEVELOPMENT CODE.
 - BACHFLOW PREVENTORS ARE REQUIRED ON ALL POTABLE WATER SERVICES AND ARE TO BE PROVIDED BY THE DEVELOPER.
 - THE IRRIGATION SOURCE WILL BE NON-POTABLE. NON-POTABLE WATER LINES WILL BE PURPLE IN COLOR. THE IRRIGATION SOURCE IS THE MASTER IRRIGATION SYSTEM BY SMR COMMUNITIES.
 - SEWER AND POTABLE WATER SERVICE WILL BE PROVIDED THROUGH CONNECTIONS TO THE PUBLIC WATER SYSTEM.
 - SOLID WASTE SERVICES WILL BE PROVIDED BY MANATEE COUNTY.
 - THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS THAT WOULD AFFECT THIS PROJECT.
 - PARCELS HAVE NOT BEEN SURVEYED AND ACRESAGES SHOWN ARE APPROXIMATE. PARCELS ARE SUBJECT TO FUTURE SUBDIVISION PLATTING IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
 - STORMWATER MANAGEMENT FACILITIES WILL MEET SECTION 717 OF THE LDC, THE MANATEE COUNTY DEVELOPMENT STANDARDS AND SWMM REQUIREMENTS. THOSE PORTIONS OF THE STORMWATER SYSTEM DESIGNED TO DISCHARGE INTO THE WATERSHED OVERLAY DISTRICT SHALL MEET OR EXCEED THE DESIGN STANDARDS OF CHAPTERS 62-3, 62-4 and 62-25 AND LOCAL DESIGN STANDARDS FOR DISCHARGE INTO OUTSTANDING FLORIDA WATERS.
 - WATER, WASTEWATER AND IRRIGATION LINES ARE PROPOSED WITHIN THE RIGHTS OF WAY FOR 44TH AVE., MALACHITE DRIVE AND POPE ROAD. THESE FACILITIES EXIST WITHIN THE RIGHT OF WAY FOR LAKEWOOD RANCH BOULEVARD.
 - ALL DEVELOPMENT PARCELS ADJACENT TO AGRICULTURAL USES AT THE TIME OF FINAL SITE PLAN APPROVAL SHALL PROVIDE A 35' SETBACK AS REQUIRED BY SECTION 702.6.7.
 - THE DEVELOPER RESERVES THE RIGHT TO UTILIZE STREET NAMES AS PER LAND DEVELOPMENT CODE SECTION 742.5.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY
1		DATE NUMBER: PDMU-06-30(E)(6)	
2	5-6-09	APPROVED: [Signature]	
3		BY: [Signature]	
4			
5			
6			

STATUS : REVISIONS

PROJECT SURVEYOR	PROJECT ENGINEER	PROJECT MANAGER
ROBERT ENGEL, PE	ROBERT ENGEL, PE	DIANE CHADWICK, AICP

GENERAL DEVELOPMENT PLAN
LAKWOOD CENTRE

APPROVED	Date	PDMU-06-30(E)(6)
	April 28, 2006	Lakewood Centre

Project Planner (PP)	Project Engineer (PE)	Natural Resource (NR)	Environmental Health	Fire District	Owner/Agent

Attention: A copy of this approved plan and the approved letter must be provided to the contractor and submitted with your application for a building permit.

PROJECT NUMBER
04333-013-000(DRMPD)

DATE
JUNE 2008

INDEX NUMBER
D-04333-013-000001

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

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LEGEND

- Project Boundary
- Herbaceous Wetlands
- Wetland Impact
- Forested Wetlands
- Wetland Buffer
- Upland Preservation
- Access Arrows
- Topographic Contours
- Lake / Stormwater Pond
- Parcel Boundary

LAND USE AND PHASING TABLE

Land Use	Phase 1 2007 - 2011	Phase 2 2009 - 2014	Phase 3 2012-2019	Total
Residential (dwelling units)				
Multi-family	900	1,800	539	3,239
Single Family (attached and semi-detached)	0	200	236	436
Total	900	2,000	775	3,675
Retail/Office (sq. ft.)				
Retail	460,000	542,000	772,000	1,774,000
Office	458,000	458,000	647,000	1,663,000
Total	918,000	1,000,000	1,419,000	3,337,000
Hotel (rooms)	300	0	0	300

Source: Wilson/Miller, September 2005

ACREAGE BY LAND USE

- RESIDENTIAL (ONLY) 126.9 AC.
- MIXED USE, & RETAIL & OFFICE 250.6 AC.
- RETAIL (ONLY) 51.2 AC.
- RECREATION 4.3 AC.
- RIGHT-OF-WAY 34.5 AC.
- WETLANDS 92.1 AC.
- WETLAND BUFFERS 31.6 AC.
- UPLAND PRESERVATION 23.8 AC.
- EXISTING LAKE 0.5 AC.
- STORMWATER PONDS 63.4 AC.
- OTHER OPEN SPACE 18.5 AC.
- TOTAL SITE AREA 697.4 AC.**

Parcel	Acres	Residential Units	Gross Density	Non-Residential Use	FAR
A	12.9	115	8.9	NA	NA
B	1.2	NA	NA	Park	NA
C	31.4	500	15.9	NA	NA
D	1.8	15	10.8	NA	NA
E	0.7	NA	NA	Park	NA
F	2.1	NA	NA	Retail - 10,000 s.f. Office - 11,000 s.f.	0.23
G	29	NA	NA	MU	0.13
H	19.8	400	20.4	NA	NA
I	90.4	900	NA	MU Retail 167,000 s.f. Office 608,000 s.f.	0.29*
J	148.9	1250	NA	MU Hotel 300 rooms Retail 820,000 s.f. Office 944,000 s.f.	0.27*
K	12.8	NA	NA	Retail 72,000 s.f.	0.13
L	2.7	NA	NA	Retail 13,000 s.f.	0.11
M	1.7	NA	NA	Retail 7,000 s.f.	0.09
N	1.8	NA	NA	Retail 7,000 s.f.	0.09
O	2.7	NA	NA	Retail 12,000 s.f.	0.1
P	10.3	NA	NA	Retail 48,000 s.f.	0.12
Q	17.3	NA	NA	Retail 90,000 s.f.	0.12
R	30.7	270	8.8	NA	NA
S	25.4	262	11.5	NA	NA
T	2.9	33	11.5	NA	NA
T	2.4	NA	NA	Park	NA

* FAR calculation does not include square footage for residential and hotel uses in these parcels.

* THIS PORTION OF POPE ROAD WILL BE CONSTRUCTED BY THE DEVELOPER, A CDD OR THE LAKEWOOD RANCH STEWARDSHIP DISTRICT.
 ** MF UNITS WITHIN PARCEL G & H MAY BE TRANSFERRED BETWEEN THOSE PARCELS WITH A SIMULTANEOUS REDUCTION IN UNITS.

REV	DATE	DESCRIPTION	BY	DATE
1	12/12/07	REVISED PER COMMENTS	MMP/2458	

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CLIENT: SMR NORTH 70, LLC
 PROJECT: LAKEWOOD CENTRE DRI

DATE	TITLE	THICK NUMBER
JANUARY 2008	GENERAL DEVELOPMENT PLAN	

CROSS REFERENCE FILE NO.: 04333-013-000
 SHEET NUMBER: 2 OF 2