

ORDINANCE NO. 2010-018

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052, CODIFIED IN APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

RECORDED FOR RECORD
BOARD RECORDS
APR 17 2010 10:13 AM
SARASOTA COUNTY
CLERK OF CIRCUIT COURT
KRYSTLE P. BISHOP

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

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

- A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 09-09, requesting rezoning of the property described herein.
- B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 2003-052, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.
- C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
- D. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification from OUA (Open Use Agricultural, 1 unit/160 acres) and OUR (Open Use Rural, 1 unit/10 acres) to VPD (Village Planned Development) and OUA (Open Use Agricultural, 1 unit/160 acres) zone district, for the following described property located in Sarasota County, Florida:

A tract lying in Sections 1 through 5 and Sections 7 through 12, Township 36 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

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Commence at the northwest corner of Section 6, Township 36 South, Range 19 East, Sarasota County, Florida, being the intersection of the north line of Sarasota County, with the easterly Right-of-Way line of State Road 93 (I-75) as shown on the State of Florida Road Department Right-of-Way Map of State Road 93, Section 17075-2410, per Road Plat Book 2, Page 28 of the Public Records of Sarasota County, Florida; thence southerly along said easterly Right-of-Way line of State Road 93 (I-75), for the following six (6) calls; thence S.00°36'59"W., a distance of 407.95 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.82°15'27"E., a radial distance of 3725.72 feet; thence southerly, along the arc of said curve, through a central angle of 01°55'43", an arc length of 125.41 feet to the point of tangency of said curve; thence S.09°40'31"E., a distance of 518.72 feet; thence S.13°40'31"E., a distance of 478.70 feet to the point of curvature of a curve to the right, having a radius of 11589.16 feet and a central angle of 15°09'09"; thence southerly, along the arc of said curve, an arc length of 3064.88 feet to the point of tangency of said curve; thence S.01°28'37"W., a distance of 2441.76 feet to the POINT OF BEGINNING; said point also being on the southerly line of OUC Area #4, Conservation Easement as recorded in Official Record Book 2872, Page 1014, of the Public Records of Sarasota County, Florida, also being the northerly line of Long Swamp Conservation Easement as recorded in Official Record Book 3005, Page 102, of said Public Records; thence along said line, the following five (5) calls; thence S.74°24'56"E., a distance of 469.99 feet; thence S.75°40'48"E., a distance of 1,074.37 feet; thence S.48°24'38"E., a distance of 549.60 feet; thence S.85°40'09"E., a distance of 1,659.55 feet; thence N.76°59'35"E., a distance of 840.08 feet to the intersection with the westerly Right-of-Way line of Proposed Lakewood Ranch Boulevard; thence continue N76°59'35"E, a distance of 7.16 feet; thence N45°19'19"E, across said Proposed Lakewood Ranch Parkway 231.13 feet to the easterly Right-of-Way line of said Proposed Lakewood Ranch Boulevard, said point being on the southerly line of OUC Area #3 Conservation Easement as recorded in Official Record Book 2872, Page 1014, of the Public Records of Sarasota County, Florida, also being on the aforementioned northerly line of Long Swamp Conservation Easement; thence along said line, the following ten (10) courses; thence continue N45°19'19"E, a distance of 420.08 feet; thence N.32°45'30"E., a distance of 740.70 feet; thence N.71°51'36"E., a distance of 683.17 feet; thence N.29°52'49"E., a distance of 1,143.34 feet; thence N.03°22'16"E., a distance of 472.28 feet; thence N.62°39'12"E., a distance of 777.58 feet; thence N.88°52'22"E., a distance of 795.24 feet; thence N.46°34'31"E., a distance of 435.04 feet; thence N.21°11'42"E., a distance of 1,060.17 feet; thence N.63°21'09"E., a distance of 127.83 feet to the easterly line of said Long Swamp Conservation Easement; thence southerly and easterly along said Long Swamp Conservation Easement the following twenty seven (27) courses; thence S.03°12'47"W., a distance of 148.25 feet; thence S.00°13'37"E., a distance of 150.69 feet; thence S.15°17'40"E., a distance of 61.02 feet; thence S.05°51'30"E., a distance of 29.89 feet; thence S.00°00'00"E., a distance of 74.70 feet; thence S.00°38'21"E., a distance of 119.92 feet; thence S.17°29'00"W., a distance of 17.40 feet; thence S.11°48'38"W., a distance of 28.64 feet; thence S.21°43'13"W., a distance of 11.92 feet; thence S.08°17'11"W., a distance of 35.48

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feet; thence N.77°33'19"E., a distance of 28.13 feet; thence N.88°56'19"E., a distance of 49.65 feet; thence N.85°14'18"E., a distance of 29.41 feet; thence N.82°43'53"E., a distance of 58.36 feet; thence N.71°57'31"E., a distance of 72.62 feet; thence N.78°51'27"E., a distance of 115.62 feet; thence N.84°45'35"E., a distance of 46.42 feet; thence N.90°00'00"E., a distance of 41.59 feet; thence S.84°20'34"E., a distance of 27.95 feet; thence S.66°41'27"E., a distance of 15.82 feet; thence S.85°18'33"E., a distance of 33.69 feet; thence S.53°59'02"E., a distance of 17.04 feet; thence N.55°35'20"E., a distance of 19.48 feet; thence N.69°50'42"E., a distance of 54.10 feet; thence N.85°08'56"E., a distance of 42.21 feet; thence S.89°44'22"E., a distance of 57.74 feet; thence S.04°19'32"W., a distance of 324.98 feet; thence leaving said line of Long Swamp Conservation Easement S.85°40'28"E., a distance of 100.02 feet to the southwest corner of Polo Ranches of Sarasota, Inc. as described in Special Warranty Deed, recorded in Official Record Book 2602, Page 702 of the Public Records of Sarasota County, Florida; Thence easterly, southerly and northerly along the boundary of said Polo Ranches of Sarasota, Inc., the following twenty nine (29) courses; thence N.78°06'22"E., a distance of 87.94 feet; thence N.89°45'54"E., a distance of 158.71 feet; thence N.47°33'02"E., a distance of 220.52 feet; thence N.35°28'53"E., a distance of 350.84 feet; thence N.82°48'41"E., a distance of 675.34 feet; thence S.63°19'46"E., a distance of 88.61 feet; thence S.75°08'22"E., a distance of 128.04 feet; thence S.64°53'29"E., a distance of 262.98 feet; thence S.87°15'52"E., a distance of 334.71 feet; thence N.43°51'47"E., a distance of 153.66 feet; thence S.87°43'50"E., a distance of 109.16 feet; thence S.70°42'18"E., a distance of 234.72 feet; thence S.79°48'39"E., a distance of 277.69 feet; thence S.71°19'12"E., a distance of 470.81 feet; thence S.44°05'11"E., a distance of 140.25 feet; thence S.62°52'55"E., a distance of 100.85 feet; thence S.88°26'13"E., a distance of 780.95 feet; thence S.03°11'16"E., a distance of 1,182.75 feet; thence N.83°24'34"E., a distance of 2,204.60 feet; thence N.00°17'03"W., a distance of 3,198.54 feet to the point of curvature of a curve to the left having a radius of 790.00 feet and a central angle of 40°30'02"; thence northerly along the arc of said curve, an arc length of 558.43 feet to the point of tangency of said curve; thence N.40°47'05"W., a distance of 271.47 feet to the point of curvature of a curve to the right having a radius of 1160.00 feet and a central angle of 38°29'15"; thence northwesterly along the arc of said curve, an arc length of 779.21 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.87°42'10"W., a radial distance of 35.00 feet; thence southwestwardly along the arc of said curve, through a central angle of 83°57'18", an arc length of 51.29 feet to the point of tangency of said curve; thence S.81°39'28"W., a distance of 469.90 feet to the point of curvature of a curve to the right having a radius of 195.50 feet and a central angle of 53°03'18"; thence westerly along the arc of said curve, an arc length of 181.03 feet to the point of tangency of said curve; thence N.45°17'14"W., a distance of 15.48 feet; thence N.00°01'28"E., a distance of 466.83 feet to the north line of Section 4, also being the south line of University Parkway a 200 foot wide Public Right-of-Way as recorded in Official Record Book 1827, Page 3774 of the Public Records of Manatee County, Florida, and the north line of Sarasota County; thence along said north line of Sarasota County, also being the north lines of Sections 4, 3 and 2, S.89°58'32"E., a

distance of 8,253.83 feet more or less, through the 1/4 Section corners and Section corners thereof, to its intersection with the Southerly line of the proposed 200' wide Right-of-Way for University Parkway; thence along said Southerly line of said proposed 200' wide Right-of-Way the following 4 calls: S.70°58'32"E., a distance of 554.08 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.19°45'53"E., a radial distance of 2,403.95 feet; thence easterly along the arc of said curve, through a central angle of 26°48'07", an arc length of 1,124.53 feet to the point of tangency of said curve; thence N.82°57'46"E., a distance of 2,337.47 feet to the point of curvature of a curve to the right having a radius of 2,204.05 feet and a central angle of 05°41'44"; thence easterly along the arc of said curve, an arc length of 219.10 feet to the north line of Section 1 also being the point of tangency of said curve; thence S.89°58'32"E., along the north line of said Section 1, a distance of 2,344.11 feet; thence S.18°33'42"E., a distance of 298.78 feet; thence S.64°21'30"E., a distance of 359.24 feet; thence N.76°40'48"E., a distance of 147.00 feet; thence S.26°42'54"E., a distance of 502.56 feet; thence S.15°47'50"E., a distance of 433.97 feet; thence S.40°18'47"W., a distance of 246.56 feet; thence S.15°57'47"W., a distance of 265.66 feet; thence N.90°00'00"E., a distance of 460.15 feet; thence S.35°33'22"E., a distance of 288.88 feet to the East line of said Section 1; thence S.00°00'08"W., along the east line of Section 1, a distance of 3,476.00 feet to the northeast corner of Section 12; thence continue S.00°00'08"W. along the Easterly line of Section 12, a distance of 5,292.72 feet to the South line of said Section 12; thence N.89°03'10"W. along the southerly line of said section 12, a distance of 5,270.49 feet to the southwest corner of said Section 12; thence S.88°46'00"W. along the southerly line of Section 11, a distance of 5,317.36 feet to the southwest corner of Section 11; thence N.89°32'01"W. along the southerly line of the southeast 1/4 of Section 10, a distance of 2,694.08 feet; thence N.89°29'35"W. along the southerly line of the southwest 1/4 of said Section 10, a distance of 2,686.23 feet to the southwest corner of said Section 10; thence N.89°37'11"W. along the southerly line of the southeast 1/4 of Section 9, a distance of 2,672.62 feet to the southwest corner of the southeast 1/4 of said Section 9; thence N.89°47'23"W. along the southerly line of the southwest 1/4 of said Section 9, a distance of 2,674.92 feet to the southwest corner of said Section 9; thence N.89°29'27"W. along the southeast 1/4 of Section 8, a distance of 2,670.94 feet to the southwest corner of said southeast 1/4 of Section 8; thence N.89°28'55"W. along the southerly line of southwest 1/4 of said Section 8, a distance of 2,670.18 feet to the southwest corner of said Section 8; thence N.89°48'46"W. along the southerly line of the southeast 1/4 of Section 7, a distance of 2,305.00 feet to the southwest corner of said southeast 1/4 of Section 7; thence N.89°48'26"W. along the southerly line of the southwest 1/4 of said Section 7, a distance of 1,855.76 feet to the easterly line of aforementioned State Road 93 (I-75); thence N.01°28'37"E. along said State Road 93 (I-75), a distance of 3,636.95 feet to the POINT OF BEGINNING.

Together With:

Lands described in Fee Simple Deed from Sarasota County to Schroeder-Manatee Ranch, Inc. recorded in Official Records Instrument Number 2004118446. of the Public Records of Sarasota County, Florida.

Less and Except:

Lands described in Special Warranty Deed from Schroeder-Manatee Ranch, Inc. to Florida Power & Light Company recorded in Official Record Book 2848, Page 77, of the Public Records of Sarasota County, Florida.

Lands described in Corporate Warranty Deed from Schroeder-Manatee Ranch, Inc. to Sarasota County recorded in Official Record Book 2880, Page 1528, of the Public Records of Sarasota County, Florida.

Lands described in Corporate Warranty Deed from Schroeder-Manatee Ranch, Inc., to Sarasota County recorded in Official Records Instrument Number 2002146329, of the Public Records of Sarasota County, Florida.

Lands described in Warranty Deed from Schroeder-Manatee Ranch, Inc., to Sarasota County in Official Records Instrument Number 2004118447, of the Public Records of Sarasota County, Florida.

Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

Planning

1. Development shall occur in accordance with the Development Concept Plan Series (Maps 3-A, 3-B, 3-C, 4, 5, 6, 7-A, 7-B, and 8, dated March 4, 2010, (and attached hereto as Exhibit "A") provided, however, that in the event of a conflict between the Development Concept Plan and the stipulations contained herein, the stipulations shall take precedence. This does not imply or confer any variances from applicable zoning or land development regulations, except as permitted in accordance with the Fixed and Variable Development Criteria as approved by the Board of County Commissioners.
2. At the time of the first Neighborhood Plan, Site and Development/Preliminary Plan submittal, the Applicant shall also submit a "Development Tracking Chart." Once approved by the Planning and Development Services Business Center, this chart will be submitted with each subsequent Site and Development/Preliminary Plan submittal to be used by Sarasota County staff to ensure adequate monitoring of the variable commercial/retail/office square footage and the number of residential units by type, the mix of housing types, and their neighborhood location.

3. All development on the subject property (e.g., Neighborhood Plan, Preliminary Plans, Site and Development Plans, final plats and construction plans) shall comply with the Development Order for The Villages of Lakewood Ranch South Development of Regional Impact Ordinance No. 2010-019).
4. A total of 3,172 dwelling units shall be provided through the TDR provision as outlined in Section 11.2.13 of the Sarasota County Zoning Regulations, and as detailed on Map 4 (TDR Plan), of the Development Concept Plan Series, dated 3/4/2010, (and attached hereto as Exhibit "A"). The transferred units shall be registered through the recording of a Conservation Easement as required in Section 11.2.13.g.3. of the Sarasota County Zoning Regulations.
5. Any change to any map within the binding Development Concept Plan series, not reviewed and deemed a minor modification pursuant to Section 11.3.15 of the Sarasota County Zoning Regulations, shall require Sarasota Board of County Commissioners approval.
6. The project buildings shall be constructed using green building principles, consistent with the standards of the Sarasota County Green Building Program as outlined in Sarasota County Resolution No. 2006-174, as may be amended from time to time.
7. Applicant shall comply with all applicable requirements of the Zoning Code and other County ordinances, except for the modifications and exceptions listed below and outlined on Map 3-B ("Binding" Development Concept Plan Notes), of the Development Concept Plan Series, dated 3/4/2010, (and attached hereto as Exhibit "A"), subject to the conditions below. The modifications and exceptions granted include:
 - a. Exception to allow the elimination of the Greenbelt Buffer requirement adjacent to the remaining Village designation along the southern boundary of the subject property pursuant to Section 11.2.10.v.(d). of the Sarasota County Zoning Regulations. If implemented, pursuant to Section 11.2.10.v.(d)(3) of the Sarasota County Zoning Regulations, the range of potential housing types for the affected area located within a portion of Neighborhood Nos. 4 and 5, as identified on Map 7-A (Neighborhood Plan), of the Development Concept Plan Series, dated 3/4/2010, (and attached hereto as Exhibit "A,") shall not include Apartments, Residential over non-residential or Live-Work units as defined in Section 11.2.3.c.4.iv. of the Sarasota County Zoning Regulations. The County Commission finds that these exceptions meet the criteria of Section 11.2.3.c.4.iv. (c), of the Sarasota County Zoning Regulations;
 - b. Exception to allow the elimination of the Greenbelt Buffer requirement adjacent to the Polo Ranches pursuant to Section 11.2.10.v.(b) of the Sarasota County Zoning Regulations;
 - c. Exception to allow the elimination of the Greenbelt Buffer requirement at the Florida Power & Light Easement along the southern boundary of the subject property pursuant to Section 11.2.10.v.(c).of the Sarasota County Zoning Regulations;
 - d. Decrease in the required number of housing types (to three) in the Village Center (Neighborhood No. 1), and Neighborhood Nos. 2 and 3, as shown on Map 7-A

(Neighborhood Plan), of the Development Concept Plan Series, dated 3/4/2010. The County Commission finds that these exceptions meet the criteria of Section 11.2.3.c.4.iv. (c), of the Sarasota County Zoning Regulations;

- e. Increase in height, to a maximum of 85 feet in the Village Center (Neighborhood No. 1), and Neighborhood Nos. 2 and 3, as shown on Map 7-A (Neighborhood Plan), of the Development Concept Plan Series, date-stamped 3/4/2010, and pursuant to Section 11.3.11.e. of the Sarasota County Zoning Regulations;
- f. Allow the assessment of specific design standards relating to block structure, block size and designation of "A" and "B" streets to be determined at the Neighborhood Plan stage of the process, provided that such specific standards are approved by the County Commission at public hearing, pursuant to Section 11.3.11.e. of the Sarasota County Zoning Regulations;
- g. Allow that portion of the Long Swamp Conservation Easement, included in the legal description for the subject property, and that portion of the Gum Slough Conservation Easement included in the legal description for the subject property, that are not a part of the Greenway RMA to be included in the provision of Open Space, pursuant to Section 11.2.5.h. and 11.2.9.c. of the Sarasota County Zoning Regulations. The County Commission finds that these areas will be provided a greater level of protection through the Village Planned District regulations, including the Land Management Plan approved herein;
- h. Allow alternate Greenway configurations as shown on Map 3C, of the Development Concept Plan Series, dated 3/4/2010, (and attached hereto as Exhibit "A," and pursuant to Section 11.2.9.b.2. of the Sarasota County Zoning Regulations. The verification and recording of the specific location of the Greenway RMA to be conducted prior to approval of the Neighborhood Plan(s) for neighborhoods adjacent to the specific Greenway and recorded pursuant to Section 11.2.13. of the Sarasota County Zoning Regulations.
- i. As allowed by Section 11.3.11.e. of the Zoning Regulations, the Community/Affordable Housing Plan shall be submitted in conjunction with the first Neighborhood Plan (as required by Stipulation No. 25 below) and approved by the County Commission at public hearing prior to that Neighborhood Plan.

Transportation

- 8. Prior to any approvals of development of the subject parcel that generates more than 2,084 cumulative net new PM Peak Hour external trips, transportation mitigation improvements shall be implemented consistent with the Development of Regional Impact Development Order Conditions H.1 and H.2 (as may be amended).
- 9. Prior to any approvals of development of the subject parcel that generates more than 2,084 cumulative net new PM Peak Hour external trips, it shall be demonstrated that Fruitville Road from Sarasota Center Boulevard to Lorraine Road, Honore Avenue from 17th Street to Fruitville Road, and Bee Ridge Road from Mauna Loa Boulevard to Iona/Lorraine Road has

available transportation capacity consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code).

10. At such time as mass transit service is extended and available, transit stop facilities consistent with Section 11.2.8.c.3.x(a) of the Sarasota County Zoning Regulations and the Multi-Modal Plan per the Development of Regional Impact Development Order condition H.12 shall be implemented.

Fiscal Neutrality

11. Subsequent required Fiscal Neutrality Evaluation and Monitoring Reports shall be prepared in compliance with Section 11.2.14 of the Sarasota County Zoning Regulations and related stipulations.
12. For the purpose of assessing fiscal neutrality, The Villages of Lakewood Ranch South development shall submit a Fiscal Neutrality Report which is to include a Facility Assessment and a Capital Program/Financing Plan and be prepared according to methodology approved by the Sarasota County Administrator, and for approval by the County Commission pursuant to 11.2.14 of the Sarasota County Zoning Regulations at public hearing as follows:
 - a. For Phase I of the Development of Regional Impact, prior to approval of the first Neighborhood Plan; for each subsequent phase of the (DRI), prior to the approval of that phase's first Neighborhood Plan; and
 - b. Prior to approval of the first Neighborhood Plan submitted after a change to the adopted development totals or buildout date for any Development of Regional Impact phase; and
 - c. Applicant shall submit a biennial evaluation and monitoring report to the Sarasota County Administrator for review and approval to commence following approval of the first Neighborhood Plan for Phase I of the Development of Regional Impact. If the Capital Program/Financing Plan fails to demonstrate that the development is fiscally neutral, the Applicant must submit a revised Plan that meets the applicable standards prior to obtaining any additional subdivision or other development approvals. Failure to timely submit or to obtain approval of a current monitoring report shall prevent issuance of any additional subdivision or other development approvals. If the County Administrator does not approve the monitoring report, the County Commission shall hold a public hearing to determine whether the report meets the requirements of the Zoning Regulations and related stipulations.
13. All Fiscal Neutrality Reports shall be reviewed consistent with Section 11.2.14 of the Sarasota County Zoning Regulations, and shall include at a minimum the following underlying assumptions (methodology), acknowledgement of data source and a detailed explanation of how each data point was obtained:
 - Millage rate used to calculate ad valorem taxes
 - Total taxable valuation number Impact fee schedule Occupancy rate for hotels/motels
 - Tourist Development Tax Rate
 - Business vacancy rate

- Clarification and source data for major fiscal revenue streams (i.e. Charges for Services, Miscellaneous Revenues) – where was budget data obtained from and what Fiscal Year data is being used
- For Fiscal Impact Assumptions, assumptions shall make explicit the source and date of information (i.e. include a market study which could support the anticipated pricing, demand, absorption and phasing schedules for residential units)
- Annual inflation / deflation rate used from one year to the next in the projections
- Multipliers used for job creation: source, year, and for what area/region
- Assumptions for CTP cost per Single-Family Home and Commercial / Retail per 1,000sf for the following: Law Enforcement, Fire, EMS, Libraries, Parks

Resource Protection

14. The wetlands, dry prairie, mesic hammocks, pine flatwoods, and other uplands as shown on the approved Native Habitat Preservation, Alteration, & Mitigation Map (Map F-2, Exhibit F of the accompanying DRI Order – Ordinance No. 2010-019) shall be maintained in accordance with the management guidelines contained within the Comprehensive Plan as preserves and shall be labeled as preserves on all plans. All activities involving filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection. Exception may be granted by Resource Protection Services to facilitate implementation of approved habitat management plans or the removal of nuisance/invasive vegetation. Additional minor impacts to on-site wetlands resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements may be allowed if deemed consistent with LDR Environmental Technical Manual Section B.2. by Resource Protection.
15. All native habitat preservation\conservation areas (including upland buffers) adjacent to development areas shall have signage posted at regular intervals to clarify the limits of the protected areas.
16. The applicant shall provide a finalized alternate Greenway buffer plan for review and approval by Resource Protection during the Neighborhood Plan review stage. The plan shall include a detailed planting schedule and management plan to restore the buffer area as native habitat. At least 45 acres shall be included in this alternate buffer plan and a minimum of 31 acres shall be restored and maintained as native habitat. Stormwater ponds within the proposed alternate Greenway buffer shall be reduced to the greatest extent practicable.
17. Prior to submittal of any Site and Development plan application, a qualified professional shall conduct a final listed species survey, no more than four weeks before submittal, for each phase of the project to be constructed. Each on-site habitat shall be surveyed with recognized sampling techniques for all listed species which may occur in those habitats. Results shall be forwarded to Resource Protection and shall include a site plan overlaid with survey transects, locations of all identified burrows, nests, or other evidence of listed species, and details of the methodologies used to conduct the surveys. In addition, Resource Protection shall be provided with all documentation from appropriate regulatory agencies regarding listed species issues associated with the site prior to construction plan approvals.

18. A wildlife corridor between the Long Swamp and Gum Slough Conservation areas shall be maintained in perpetuity. The number of road crossings shall be limited across the proposed wildlife connection and appropriate crossing structures (e.g., box culverts) shall be provided for review by the County during the Site and Development Plan submittals. All areas of the wildlife corridor shall be maintained in a natural state.
19. The Applicant shall cause to be recorded in the Public Records of Sarasota County, Florida, a Notice of Proximity to the Gum Slough and Long Swamp Conservation Areas. Said notice shall be in substantially the same form attached hereto as Exhibit B. Said Notice shall contain a metes and bounds description of the property prepared by a licensed Florida Land Surveyor and recorded at the time of the recording of each final plat or condominium plat survey and the O.R. Book and Page shall be set forth within such plat. Said Notice shall also be referenced as part of all Deed Restriction and Condominium documents.
20. During construction of each development phase on the subject property, all vegetative species listed in the Undesirable Vegetation Removal and Maintenance Section of the Environmental Technical Manual (Land Development Regulations) shall be eradicated from that phase and controlled pursuant to County approved resource management plans. Removed vegetation shall be disposed of in a County-approved landfill or by another method approved by Resource Protection.

Stormwater

21. The Master Surface Water Management Plan shall be consistent with the Cow Pen Slough and Phillippi Creek Basin Master Plan.
22. All stormwater treatment shall be open and above ground.

Parks

23. A Master Park Plan shall be submitted with the first Neighborhood Plan and shall be in substantial accordance with the Parks and Recreation Plan (Map 6 of the Development Concept Plan Series) dated 3/4/2010 and attached hereto as Exhibit "A". The plan should include a park and recreation needs assessment based on an appropriate demographic forecast of future residents in the community and shall include provisions for annual monitoring as the development proceeds. The Master Plan shall include the following provisions:
 - a. A description of park types, locations, acreage, function (active and passive recreational uses), amenities, trail connections and any public facilities that will be provided.
 - b. The description of park and recreational amenities for each park type shall include but not be limited to: linear park amenities, playgrounds, paved multi-purpose courts, open play fields, community buildings, off-street parking, special-use facilities, community centers, picnic shelters, plazas, gardens, public recreational spaces, water features, etc.
 - c. A description of how the parkland and amenities shall be operated and maintained.

Community/Affordable Housing

24. Applicant shall provide 2,037 total Community/Affordable units, defined as 366 dwelling units that are affordable at or below 80% of AMI, 927 dwelling units at or below 100% AMI and 744 units at or below 120% AMI.
25. Prior to or concurrent with the submittal of the first Neighborhood Plan, a Community/Affordable Housing Plan shall be submitted. The plan shall include the detail, mix of all housing types including affordable housing and shall include provisions for annual monitoring as the development proceeds. The Community/Affordable Housing Plan shall include the following provisions:
 - a. Description of market housing and community/affordable housing by type, location, and price, including rentals and ownerships;
 - b. Phasing Plan detailing location and number of community/affordable housing units by phase
 - c. mechanisms in place for enforcing the terms of the affordable housing plan and the deed restrictions
 - d. mechanism for reporting the sale price or rental price for all affordable housing.

School Board

26. The Developer shall, on the Master Development Plan, reserve for the Sarasota County School Board usable land for one elementary school site of at least 20 buildable acres in size, in a location agreeable to the School Board. At the time of its dedication, the site shall not be located within the 100 year flood plain nor within 600 feet of the proposed FPL transmission easement unless authorized pursuant to Section 5 of the Amended Interlocal Agreement for Public School Facility Planning. This land shall be conveyed to the School Board at any time upon request.
27. The Developer shall provide road right-of-way and access built to the proposed school site at the Developer's expense, in a location agreeable to the School Board.
28. Connections for potable water and a sanitary sewer system adequately sized to serve the elementary school shall be provided to the boundary of the school site by the Developer at Developer's expense and shall be in place to serve the school site at a time agreed upon by the School Board and the Developer.
29. The Developer shall be entitled to an impact fee credit as allowed by the Sarasota County Code of Ordinances, Chapter 70 Impact Fees, for the conveyance of the elementary school site. The credit shall be in an amount equal to the average of two appraisals, obtained by the School Board, of the value of the 20 buildable acres reserved pursuant to the aforementioned stipulation (No. 26) at the time of the final approval of the Master Development Plan.

Open Space

30. In accordance with Section 11.2.9.c.2.i. of the Sarasota County Zoning Regulations, initial Open Space/Conservation Easement(s) totaling in sum a minimum 1,000 acres shall be recorded, prior to commencement of construction in compliance with Section 11.2.13.g. of

the Sarasota County Zoning Regulations, which represents the minimum amount of Open Space to support a Village development. The Open Space for the balance of required Open Space, as incrementally refined and previously defined through the subsequent Neighborhood Plans and Subdivision/Site and Development Plans, shall be incrementally recorded at the time of each future Construction Plan approval and prior to construction of the particular subdivision, condominium, cooperative, rental project or Village Center.

31. In accordance with Section 11.2.9.c.7. of the Sarasota County Zoning Regulations, the Land Management Plan, attached hereto as Exhibit "C," shall control use, maintenance and monitoring of the Open Space. The Land Management Plan may be revised and updated, as necessary during the biennial monitoring process, to facilitate implementation of the approved habitats and the removal of nuisance/invasive vegetation.
32. In accordance with Section 11.2.9.c.7. of the Sarasota County Zoning Regulations, the Land Management Plan, attached hereto as Exhibit "D," shall control continued use, maintenance and monitoring of that portion of the Long Swamp Conservation Area that is included as part of the Open Space calculation. The Land Management Plan may be revised and updated, as necessary during the biennial monitoring process, to facilitate implementation of the approved habitats and the removal of nuisance/invasive vegetation.
33. In accordance with Section 11.2.9.c.7. of the Sarasota County Zoning Regulations, the Land Management Plan, attached hereto as Exhibit "D," shall control use, maintenance and monitoring of that portion of the Gum Slough Area that is included as a part of the Open Space calculation (see Stipulation No. 24.g above). The Land Management Plan may be revised and updated, as necessary during the biennial monitoring process, to facilitate implementation of the approved habitats and the removal of nuisance/invasive vegetation.
34. A minimum of 50% (1,934.8 acres +) shall be provided as Open Space as required by Section 11.2.3.c.3. of the Sarasota County Zoning Regulations, and as detailed on Map 5 (Open Space Plan), of the Development Concept Plan Series, dated 3/4/2010, (and attached hereto as Exhibit "A").

Fire

35. There will be adequate turning radius provided for fire department apparatus on access roads.
36. There will be adequate access and clearances to the structures for ladder trucks.

Access Management

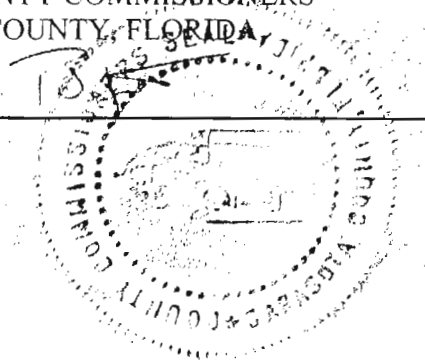
37. Prior to any Construction Plan approval, an access management plan for the proposed development shall be approved by Sarasota County. This access management plan shall depict all access points for the subject development to all existing and proposed roadways.

Section 4. Effective Date. This Ordinance shall take effect upon 1) the filing of this Ordinance with the Custodian of State Records, 2) the effective date of Ordinance No. 2010-019, approving the Villages of Lakewood Ranch South Development of Regional Impact, and the expiration of any appeal period, and 3) the receipt of the final agency action finding Comprehensive Plan Amendment No. 2009-01 in compliance with law, whichever occurs last.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 12th day of May, 2010.


BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


Chair



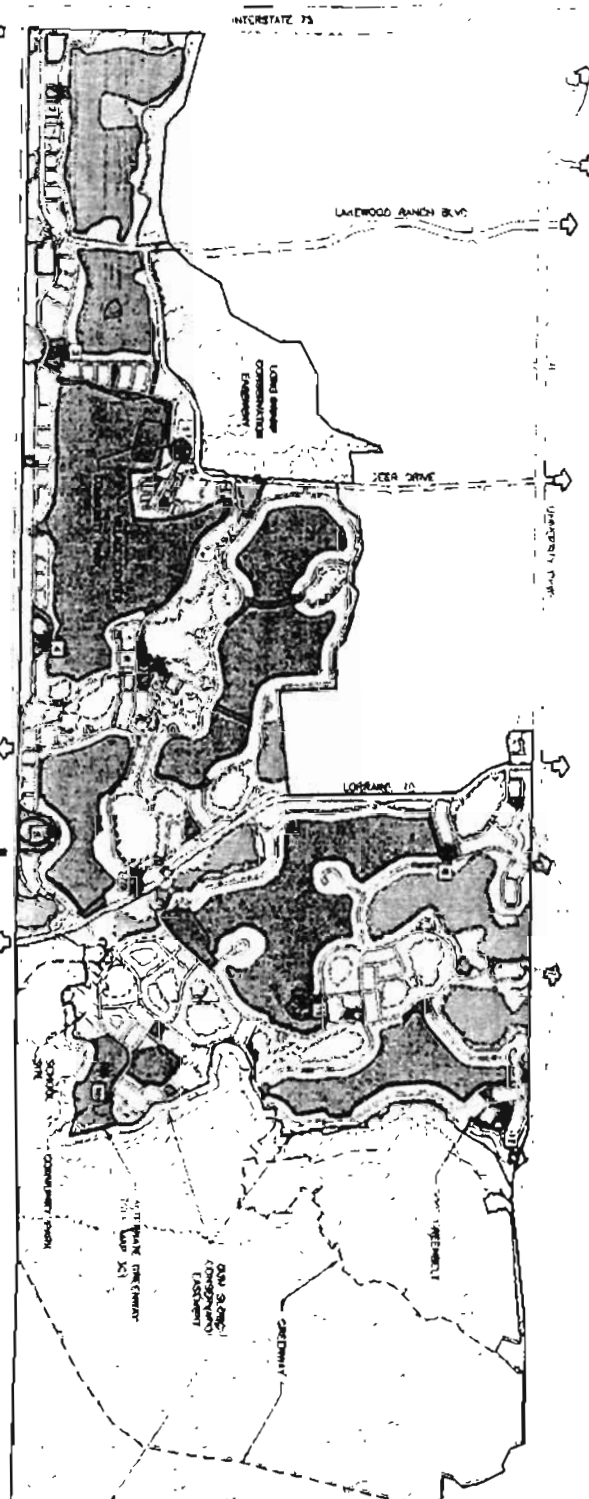
ATTEST:

KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By: 
Deputy Clerk

[Handwritten scribbles]

EXHIBIT A (1 OF 9)



SITE DATA
 TOTAL SITE AREA 3489.7 AC
 OTHERWISE EXCLUDED AREA 1670.1 AC
 2050 W/LRZ SITE AREA 2859.6 AC
 (includes 2050 W/LRZ)

EXISTING USE: VACANT/UNUSED/AGRICULTURAL
EXISTING ZONING: OMA and OMA
PROPOSED ZONING: VDU (Village Planned Development) District and OMA with stipulations

DEVELOPMENT
 TOTAL DWELLING UNITS 5,144
 TOTAL 2050 DEVELOPED AREA 1979.9 AC± (49.9%)
 OPEN SPACE OUTSIDE DEVELOPED AREA 1942.1 AC± (50.1%)

GROSS DEVELOPABLE AREA
 (includes preservation areas and lakes greater than 50 acres) 1501.2 AC

NET RESIDENTIAL DENSITY: 3.43 DU/AC (3.0 REQUIRED)
 (3.0 min., 5.0 max. (6.0 max with affordable housing))

COMMERCIAL (OFFICE/BUSINESS) DEVELOPMENT 300,000 SF
VALUVE CENTER 300,000 SF
NEIGHBORHOOD CENTERS 90,000 SF

EXHAUSTIVE DEVELOPMENT
 (to be determined at neighborhood plan stage)

NOTE: INCREASED BUILDING HEIGHT AREA - NEIGHBORHOODS 1, 2 & 3
 (SEE NEIGHBORHOODS NOTE #5 ON MAP 3B AND NEIGHBORHOOD LOCATIONS ON MAP 7A)

GRAPHIC LEGEND	
	PROPOSED SITE
	WETLAND PRESERVATION
	LAKE
	DEVELOPMENT AREA
	LAND NOT IN THE MAPS 1-7
	OTHER OPEN SPACE
	PROPOSED PARK
	VACANT CHANGING
	PROPOSED SITE
	WETLAND PRESERVATION
	LAKE
	DEVELOPMENT AREA
	LAND NOT IN THE MAPS 1-7
	OTHER OPEN SPACE
	PROPOSED PARK
	VACANT CHANGING
	NEIGHBORHOOD CENTER
	VALUVE CENTER
	COLLECTED NEIGHBORHOOD CENTER

SOUTHWEST CORNER 1
 Pursuant to Section 11.2 (1) (a) (b), the Station-Contractor will be responsible for the adjacent property to be added to the adjacent property. The Station-Contractor will be responsible for the adjacent property to be added to the adjacent property.

MAP 3A

DATE: 11-1-2009
 DRAWN BY: J. MILLER
 CHECKED BY: J. MILLER

SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

LAKESOTA, FLORIDA

BINDING DEVELOPMENT CONCEPT PLAN

Wilson Miller

LIST OF (2) ATTACHED

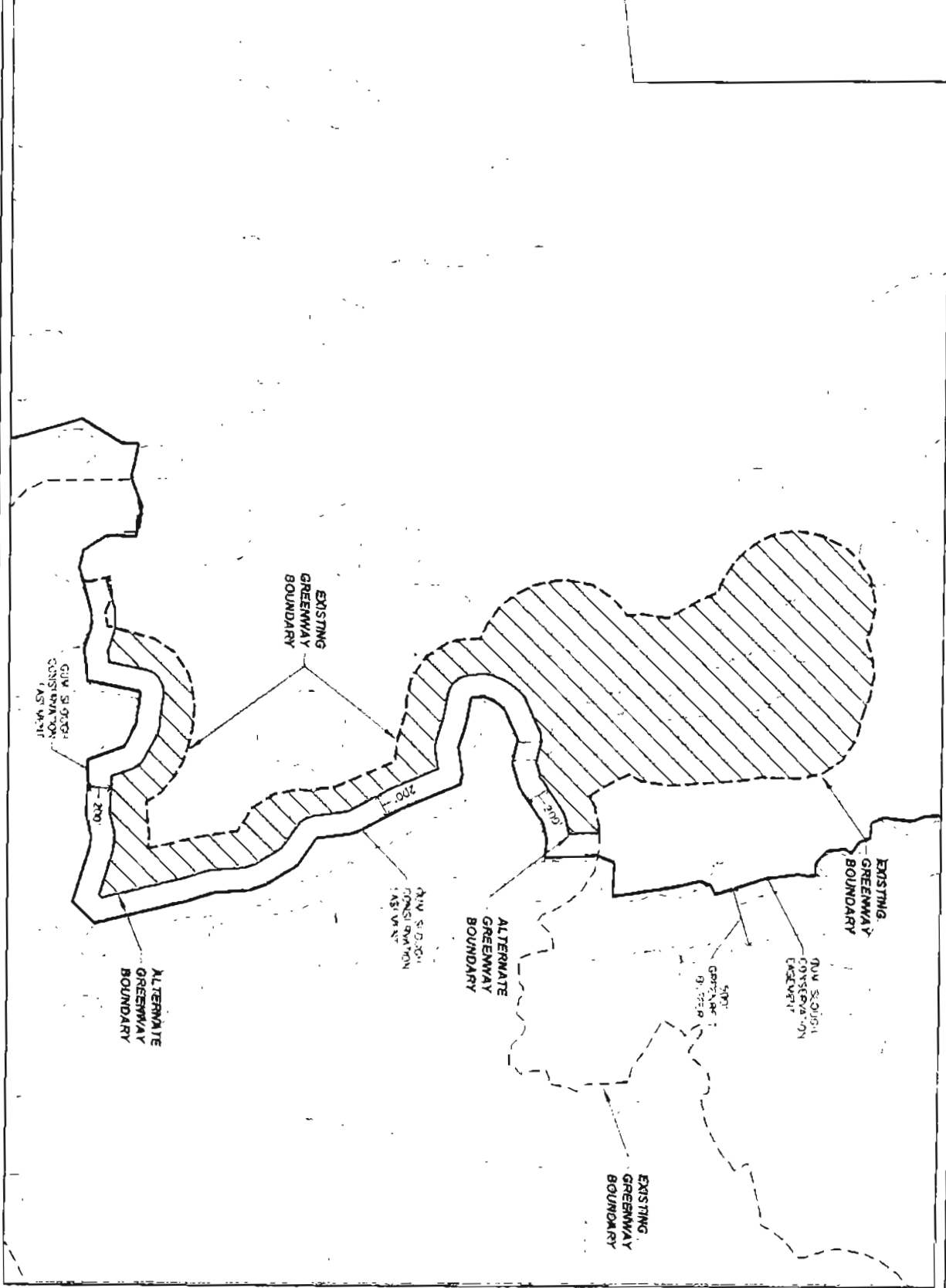
- FIXED DEVELOPMENT CRITERIA:**
1. TOTAL NUMBER OF DWELLING UNITS SHALL BE 5,144.
 2. OPEN SPACE SHALL BE 50% OR 1,942 ACRES ±.
 3. LOCATION OF ACCESS POINTS TO PUBLIC ROADSWAYS.
 4. ALLOWED USES IN GREENBELT IN ACCORDANCE WITH LAND MANAGEMENT PLAN.
 5. WILDLIFE CROSSING LOCATIONS, SUBJECT TO SLIGHT MODIFICATIONS DURING NEIGHBORHOOD PLANS AND FINAL PERMITTING.
- VARIABLE DEVELOPMENT CRITERIA:**
1. INTERNAL CIRCULATION AND ROADWAY ALIGNMENTS
 2. PEDESTRIAN CIRCULATION (INCLUDING SIDEWALKS, BIKE LANES, TRAILS)
 3. TRANSIT CIRCULATION, FACILITIES AND AMENITIES
 4. THE FINAL CONFIGURATION AND DESIGN OF STORMWATER MANAGEMENT FACILITIES WITHIN EACH NEIGHBORHOOD WILL BE DETERMINED BASED ON ENGINEERING REQUIREMENTS AND FINAL PERMITTING OF EACH NEIGHBORHOOD LAKE LOCATIONS, CONFIGURATIONS AND SIZE ARE ESTABLISHED THROUGH STORMWATER MODEL RESULTS AS APPLIED AT THAT TIME.
 5. LOCATION AND ALLOCATION OF CIVIC FACILITIES (I.E. INTERNAL PARKS, SCHOOLS, ETC.); and
 6. LOCATION AND CONFIGURATION OF THE VILLAGE CENTER AND NEIGHBORHOOD CENTERS.
- OTHER NOTES:**
1. FINAL ACRESAGES OF THE DEVELOPED AREA, AND EXTERNAL OPEN SPACE WILL VARY BASED ON DETAILED SITE PLANNING (LAKES, DEVELOPMENT AREAS, OTHER OPEN SPACE, ETC.). DENSITY WILL BE ADJUSTED ACCORDINGLY AND WILL NOT EXCEED THE MAXIMUM DENSITY PERMITTED BY SARASOTA COUNTY ZONING REGULATIONS.
 2. THE EXISTING MINING OPERATIONS, INCLUDING AREAS CURRENTLY PLANNED OR PERMITTED, WILL BE ALLOWED TO CONTINUE CONSISTENT WITH THE MINING PERMITS FOR THESE AREAS. ADDITIONAL MINING AREAS MAY BE ALLOWED ONLY UPON APPROVAL OF SUBSEQUENT PERMITTING.
 3. THE WETLAND BUFFERS MAY BE ADJUSTED SUBJECT TO THE NEIGHBORHOOD PLANS OR SITE DEVELOPMENT PERMITTING.
 4. TWELVE NEIGHBORHOODS ARE PLANNED IN THREE PHASES, BASED ON MARKET CONDITIONS WITH ANTICIPATED BUILD-OUT BY 2027.
 5. NATIVE HABITAT PRESERVATION AND CONSERVATION AGREEMENTS MAY BE SLIGHTLY MODIFIED BASED ON STORMWATER LAKE DESIGN, OTHER ENGINEERING REQUIREMENTS AND FINAL PERMITTING.
 6. ANY COMMERCIAL OR RESIDENTIAL COMPONENT (E.G., LOT WITHIN A FLATTED SUBDIVISION, LAND LEASE, CONDO PLAT, ETC.) OF EACH RESPECTIVE PHASE SHALL BE ENTITLED TO RECEIVE PERMIT AFTER SAID PHASE BUILD-OUT DATE PROVIDING THE RESIDENTIAL OR COMMERCIAL COMPONENT IS PART OF A LARGER RESIDENTIAL OR COMMERCIAL SITE (E.G., SUBDIVISION, LAND LEASE, CONDO PLAT, ETC.) FOR WHICH THE REQUIRED INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED, APPROVED AND ACCEPTED BY SARASOTA COUNTY. THIS IS NOT INTENDED TO AUTHORIZE THE ISSUANCE OF BUILDING PERMITS AFTER THE FINAL DRI BUILD-OUT DATE.
 7. CONNECTION FROM THE PROPOSED DEVELOPMENT TO SARASOTA CENTER BOULEVARD WILL BE PROVIDED THROUGH AN ACCESS LOCATION THAT ALIGNS WITH THE EXISTING TERMINUS OF THE ROADWAY.

MODIFICATIONS (SBE STIPULATION NO. 7)

1. THE SOUTHERN GREENBELT BUFFER ADJACENT TO NORTH REMNANT PARCEL IS HEREBY WAIVED
2. THE GREENBELT BUFFER ADJACENT TO THE POLO RANCHES IS HEREBY WAIVED.
3. THE GREENBELT BUFFER AT THE FLORIDA POWER AND LIGHT EASEMENT ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY IS HEREBY WAIVED.
4. THE VILLAGE CENTER (NEIGHBORHOOD #1) AND NEIGHBORHOOD NOS. 2 AND 3 MAY REDUCE THE REQUIRED HOUSING TYPES TO THREE.
5. AN INCREASE IN ALLOWED HEIGHT, UP TO A MAXIMUM HEIGHT OF 66 FEET, IS HEREBY GRANTED IN THE NEIGHBORHOODS ADJACENT TO 1, 2 AND 3 AS MAJOR EMPLOYMENT CENTER (MEC), SPECIFICALLY NEIGHBORHOODS 1, 2 AND 3 (AS SHOWN ON MAP 7A).
6. THE BLOCK STRUCTURE, BLOCK SIZE AND DESIGNATION OF "A" AND "B" STREETS WILL BE DETERMINED AT THE NEIGHBORHOOD PLAN.
7. THAT PORTION OF LONG SWAMP INCLUDED IN LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY AND THE PORTION OF THE GUM SLUGH CONSERVATION EASEMENT THAT IS NOT PART OF THE GREENWAY RMA ARE BOTH INCLUDED IN THE PROVISION OF THE REQUIRED 2050 OPEN SPACE.
8. ALTERNATE GREENWAY CONFIGURATIONS, AS SHOWN ON MAP 3-C, ARE HEREBY ALLOWED
9. THE COMMUNITY AFFORDABLE HOUSING PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH THE FIRST NEIGHBORHOOD PLAN (AS REQUIRED BY STIPULATION #9)

SCHROEDER MANATEE RANCH, INC. THE VILLAGES OF LAKEWOOD RANCH SOUTH SARASOTA, FLORIDA BINDING DEVELOPMENT CONCEPT PLAN NOTES	PREPARED BY WilsonMiller WilsonMiller, Inc. 10000 US Highway 90, Suite 1000 Sarasota, Florida 34238
DATE: 4/20/10 DRAWN BY: [Signature] MAP 3B	

EXHIBIT A (3 OF 9)



MAP 3C

SCALE OF 1" = 600'

DATE: MARCH 4, 2010
 DRAWN BY: L. J. JONES
 CHECKED BY: L. J. JONES

SCHROEDER - MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

LAKESIDE, FLORIDA

BINDING DEVELOPMENT CONCEPT PLAN

AREA OF ALTERNATE GREENWAY

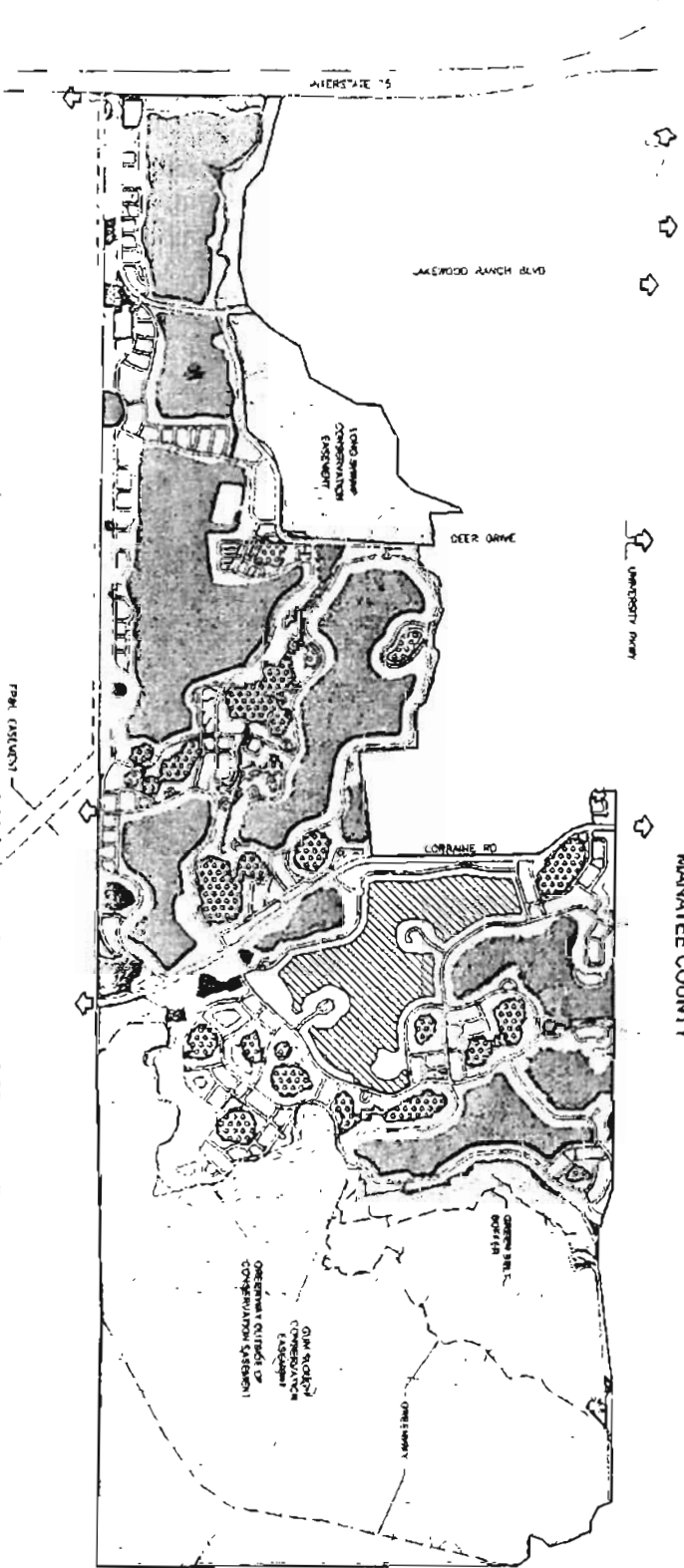
Wilson Miller

INCORPORATED

Architects, Engineers, Planners & Surveyors

Wilson Miller, Inc.

10000 W. US Highway 90, Suite 100
 Fort Lauderdale, FL 33322
 Phone: 954.349.1100
 Fax: 954.349.1101
 www.wilsonmiller.com



I/D/R CALCULATIONS

Area (Ac)	TDR Units	Units
DEVELOPMENT AREA (TOTAL) 5489.7	1933	1933
OPEN SPACE (SENDING ZONE) 1241.8	0	0
GREENWAY (RECEIVING ZONE) 45.1	0	0
URBAN SERVICES BONUS 287.6	287.6	287.6
TOTAL 5489.7	1933	1933

SITE DATA

Acres	Units
Total Site Boundary	5489.7 acres
Existing Conservation Easements (Does Not Generate TDRs)	-2272.9 acres
Development (Receiving Zone)	-1939.9 acres
GREENWAY (TDR Eligible Sending Zone)	-45.1 acres
Open Space (TDR Eligible Sending Zone)	-1241.8 acres
Note: Development area also generates TDRs	

DENSITY INCENTIVES

Category	Units
BASE TDR UNIT TOTAL	1933
CONSERVATION HOUSING (CONSERVATION EASEMENTS 2,117 (INTERNAL) + 1,165 (EXTERNAL) = 3,282)	287.6
URBAN SERVICES BONUS (5% OF BASE TDR)	287.6
TOTAL	1933

MAP 4

SCALE 1" = 200'

DATE: MARCH 4, 2011

PROJECT: SCHROEDER MANATEE RANCH

SCHROEDER · MANATEE RANCH, INC.

THE VILLAGES of LAKEWOOD RANCH SOUTH

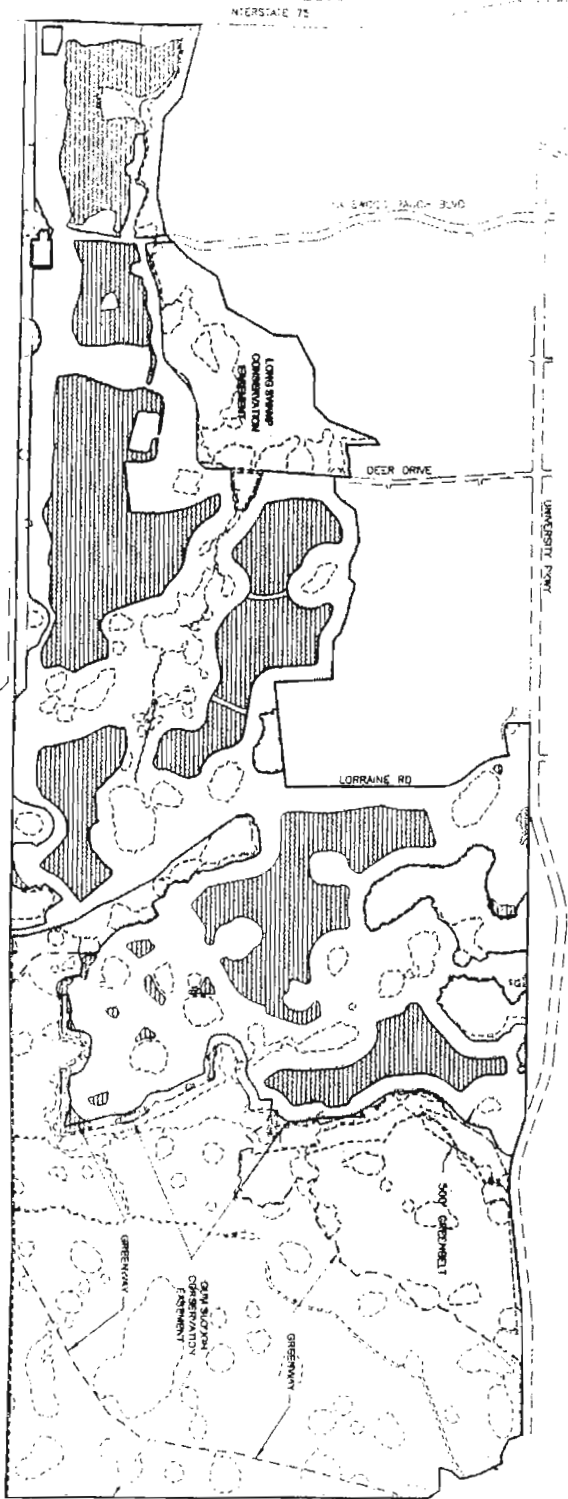
SARASOTA, FLORIDA

TDR PLAN







WilsonMiller

MANATEE COUNTY

EXHIBIT A (5 OF 9)




SITE DATA
 TOTAL SITE AREA: 5489.7 AC
 GREENWAY EXCLUDED AREA: -1620.1 AC
 2050 VILLAGE SITE AREA: 3869.6 AC

- LEGEND**
-  DEVELOPED AREA: 1929.9 AC (49.3%)
 -  OPEN SPACE: 1942.1 AC (50.1%) (50.0% REQUIRED)
 -  LAKE (NOT INCLUDED IN OPEN SPACE)
 -  LAKE (INCLUDED IN OPEN SPACE)
 -  WETLANDS INCLUDED IN DEVELOPED AREA
 -  WETLANDS INCLUDED IN OPEN SPACE

MAP 5

DATE: MARCH 4, 2010
 TIME: 2:46 PM

SCALE: 1" = 200'



SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

SARASOTA, FLORIDA

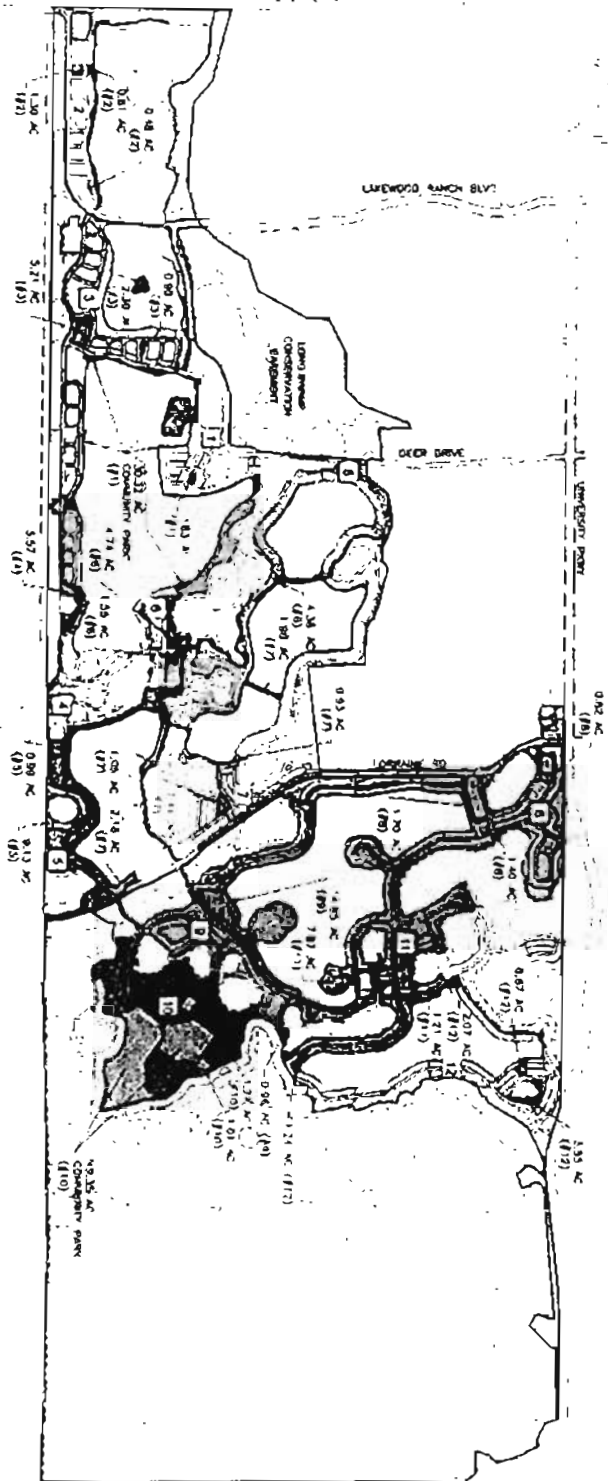
OPEN SPACE PLAN

Wilson Miller

Wilson Miller, Inc.

10000 N. ...

EXHIBIT A (6 OF 9)



NEIGHBORHOOD NO.	PARK AREA (Acres)	FACILITY TYPE:
1 (Neighborhood Center)	31.15 ¹	1 COMMUNITY and 1 NEIGHBORHOOD PARK ²
2	2.59	3 MINI PARKS
3	8.41	2 NEIGHBORHOOD and 1 MINI PARKS
4	5.97	1 NEIGHBORHOOD PARK
5	10.12	1 NEIGHBORHOOD and 1 MINI PARK
6	10.87	3 MINI PARKS
7	6.55	5 MINI PARKS
8	3.92	3 MINI PARKS
9	15.81	1 NEIGHBORHOOD and 1 MINI PARK
10	51.60	1 COMMUNITY and 2 MINI PARKS
11	9.08	1 NEIGHBORHOOD and 1 MINI PARK
12	7.73	4 MINI PARKS
TOTAL PARK AREA: 165.20 AC		

1. COMMUNITY PARK IN VILLAGE CENTER INCLUDES LATERAL LITRAL PARK SYSTEM EXTENDING INTO NEIGHBORHOODS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.
 2. BUT "USE TRAIL LOCATION" MAY BE MOVED THROUGH THE NEIGHBORHOOD PLAN PROCESS.

GRAPHIC LEGEND:

PARK AREAS	MULTIUSE TRAIL ²
[Symbol]	[Symbol]
[Symbol]	[Symbol]

RESIDENTIAL LEVEL OF SERVICE REQUIREMENTS

RESIDENTIAL UNITS	ACREAGE REQUIRED	ACREAGE PROVIDED
(1 ACRE PER 47 UNITS)	109.4	165.2
5144		

MAP 6

DATE: MARCH 4, 2016
 09:13:00 AM

SCALE: 1" = 100'

SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

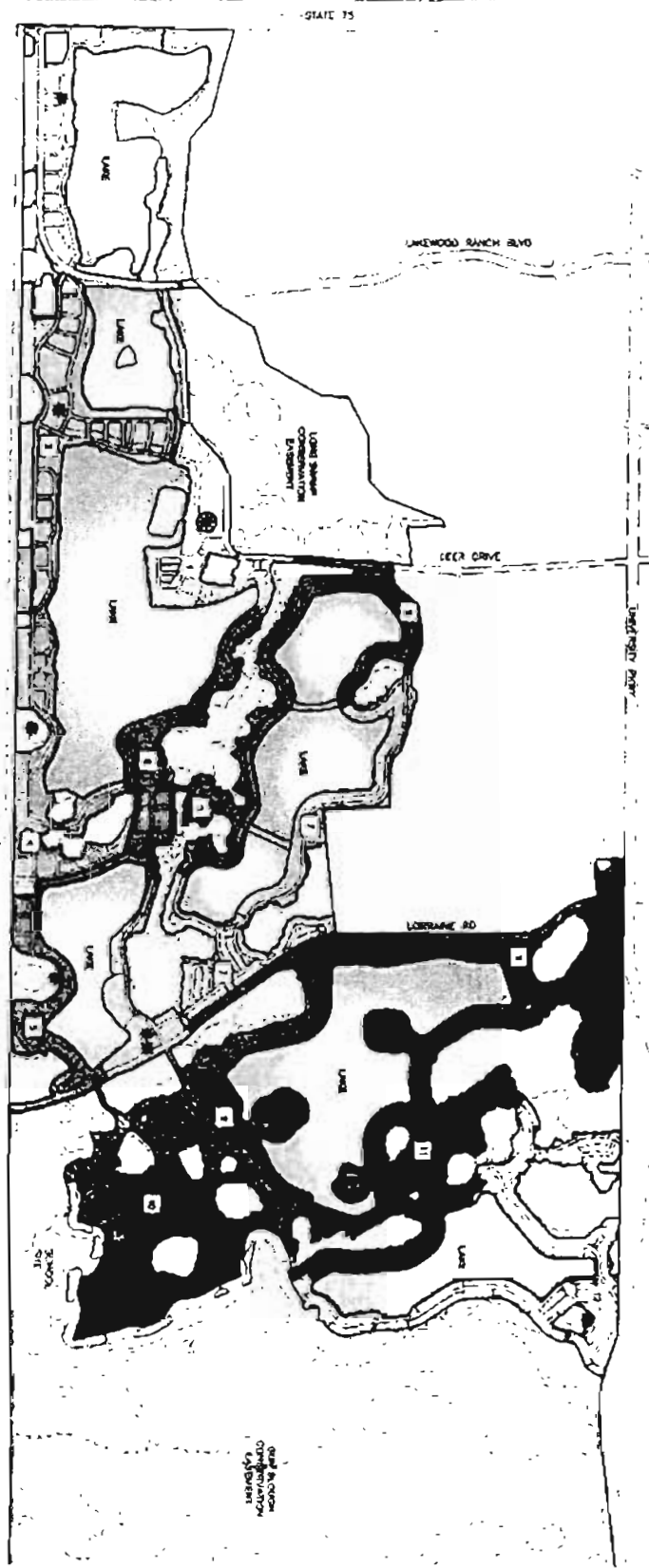
SARASOTA, FLORIDA

PARKS AND RECREATION PLAN

Wilson Miller

Wilson Miller, Inc.

EXHIBIT A (7 OF 9)



NEIGHBORHOOD AREAS
 (7.5' = 1" SCALE)

1	89.8 AC. (Public Section)
2	104.2 AC.
3	146.8 AC.
4	173.4 AC.
5	41.3 AC.
6	149.3 AC.
7	117.9 AC.
8	117.9 AC.
9	176.9 AC.
10	111.3 AC.
11	48.7 AC.
12	111.3 AC.

LEGEND

	NEIGHBORHOOD CENTERS
	COLLOCATED NEIGHBORHOOD CENTER
	VILLAGE CENTER
	SCHOOL SITE
	LAKE
	UNDEVELOPED AREA / OTHER OPEN SPACE

MAP 7A

DATE: MARCH 4, 2010
 BY: GWB/TMB/CM

SCALE: 1" = 200'

SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

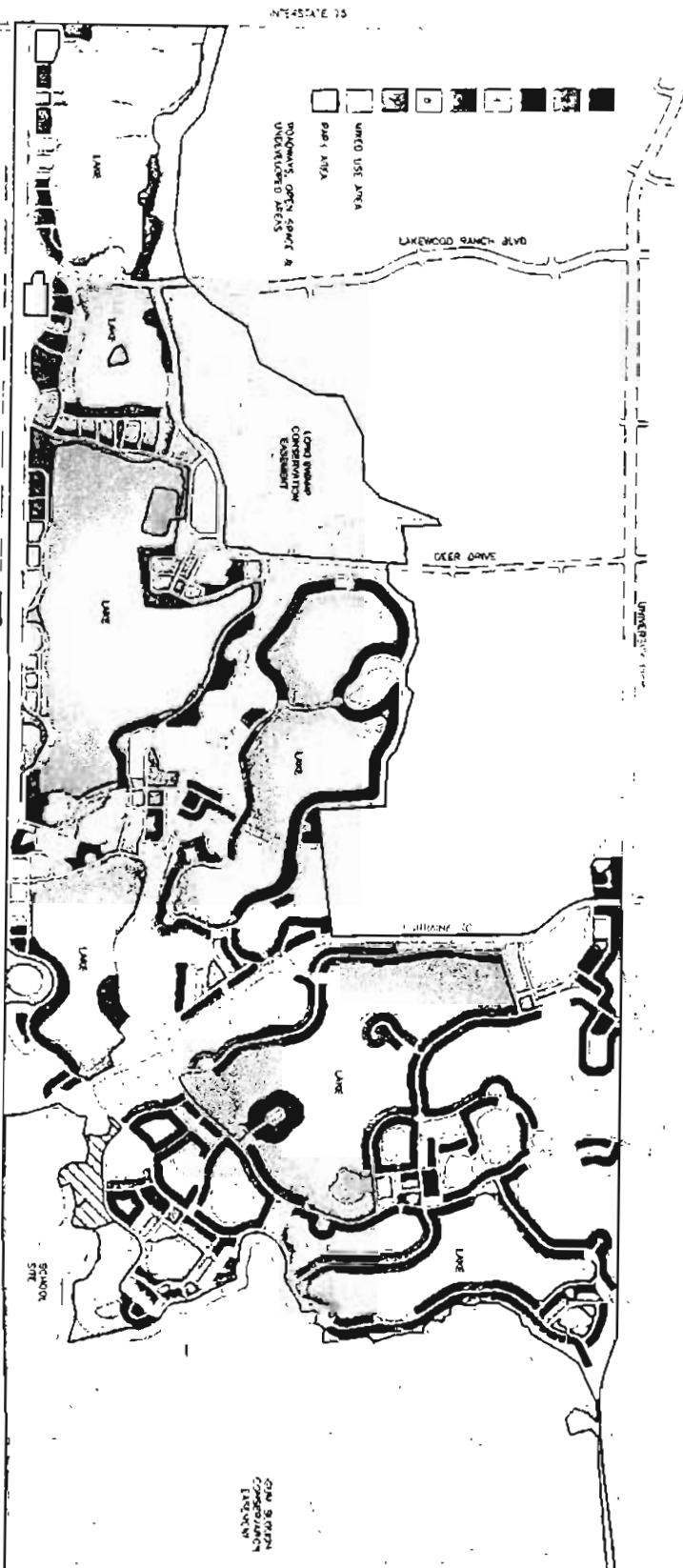
SARASOTA, FLORIDA

NEIGHBORHOOD PLAN

Wilson Miller

Wilson Miller, Inc.

EXHIBIT A (8 OF 9)



2050 - PRODUCT TYPE MATRIX

VILLAGE CLUSTER	STAIR WALKS (> 1 AC=2)	FRONT YARD DECKED SF (< 10,000 SF)	FRONT YARD DECKED SF (< 10,000 SF)	REAR YARD DECKED SF (< 10,000 SF)	ATTACHED (2+ STORES)	ATTACHED (2+ STORES)	APARTMENT	RESIDENTIAL OVER NONRESIDENTIAL MIXED USE AREA	TOTAL GR. NEIGHBORHOOD	MIN. 21500
1	21	44	15	38	48	170	290	67	465	44
2	21	44	15	38	48	170	290	67	465	44
3	21	44	15	38	48	170	290	67	465	44
4	21	44	15	38	48	170	290	67	465	44
5	21	44	15	38	48	170	290	67	465	44
6	21	44	15	38	48	170	290	67	465	44
7	21	44	15	38	48	170	290	67	465	44
8	21	44	15	38	48	170	290	67	465	44
9	21	44	15	38	48	170	290	67	465	44
10	21	44	15	38	48	170	290	67	465	44
11	21	44	15	38	48	170	290	67	465	44
12	21	44	15	38	48	170	290	67	465	44
13	21	44	15	38	48	170	290	67	465	44
14	21	44	15	38	48	170	290	67	465	44
15	21	44	15	38	48	170	290	67	465	44
16	21	44	15	38	48	170	290	67	465	44
17	21	44	15	38	48	170	290	67	465	44
18	21	44	15	38	48	170	290	67	465	44
19	21	44	15	38	48	170	290	67	465	44
20	21	44	15	38	48	170	290	67	465	44
21	21	44	15	38	48	170	290	67	465	44
22	21	44	15	38	48	170	290	67	465	44
23	21	44	15	38	48	170	290	67	465	44
24	21	44	15	38	48	170	290	67	465	44
25	21	44	15	38	48	170	290	67	465	44
26	21	44	15	38	48	170	290	67	465	44
27	21	44	15	38	48	170	290	67	465	44
28	21	44	15	38	48	170	290	67	465	44
29	21	44	15	38	48	170	290	67	465	44
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37	21	44	15	38	48	170	290	67	465	44
38	21	44	15	38	48	170	290	67	465	44
39	21	44	15	38	48	170	290	67	465	44
40	21	44	15	38	48	170	290	67	465	44
41	21	44	15	38	48	170	290	67	465	44
42	21	44	15	38	48	170	290	67	465	44
43	21	44	15	38	48	170	290	67	465	44
44	21	44	15	38	48	170	290	67	465	44
45	21	44	15	38	48	170	290	67	465	44

NOTES:
 1. PRODUCT MIX IS SUBJECT TO RETIREMENT DURING NEIGHBORHOOD PLANNING PROCESS
 2. WALKER TO REQUIRED MINIMUM NUMBER OF PRODUCT TYPES IS REQUESTED.

MAP 78

SCALE: 1" = 100'

DATE: MARCH 4, 2011
 DRAWN BY: DMM/1-000-000

SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

SARASOTA, FLORIDA

2050 VILLAGE HOUSING TYPE MIX

Wilson Miller

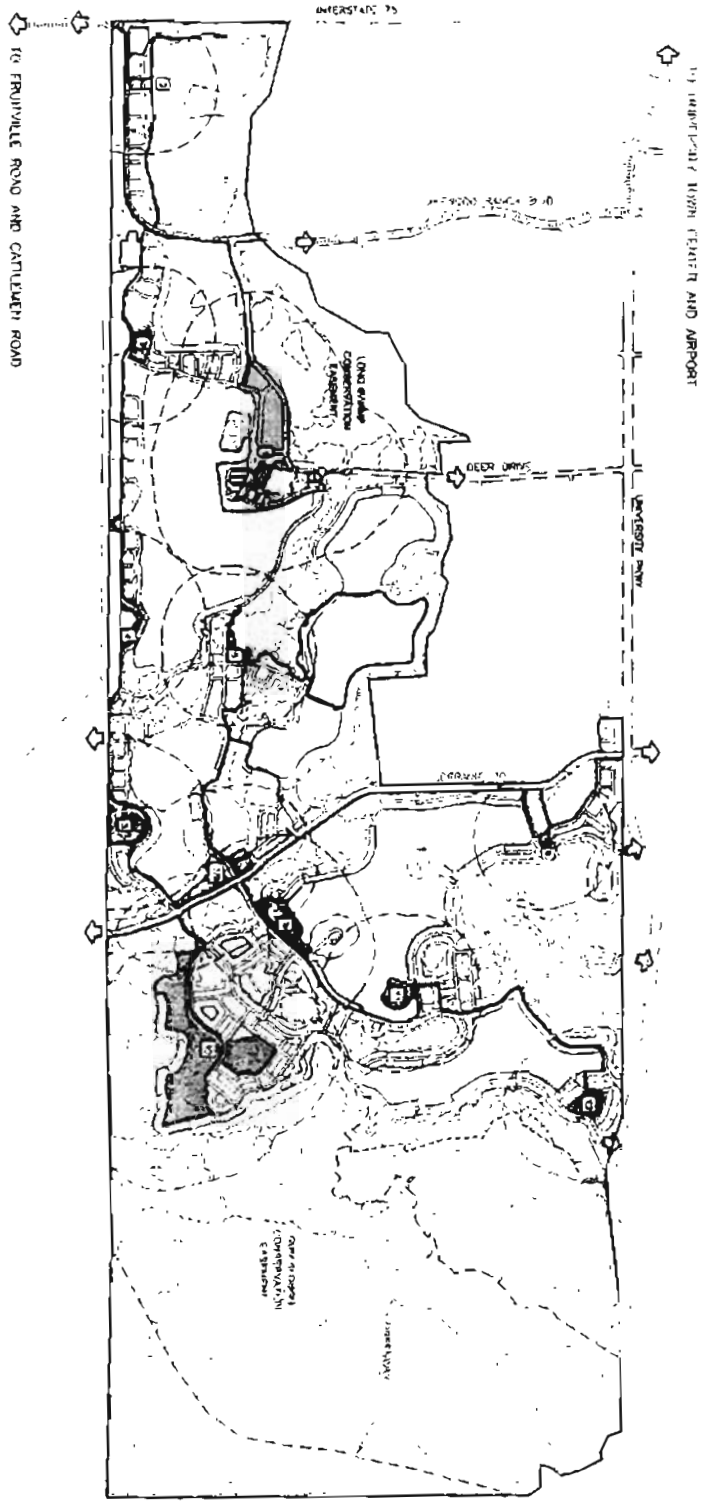
Wilson Miller, Inc.
 1100 1st Street, Sarasota, FL 34236
 941.552.1100

EXHIBIT A (9 OF 9)

- NOTES:
- 2050 REQUIRES MINIMUM OF 50% OF UNITS WITHIN 1/4 MILE WALKING DISTANCE OF NEIGHBORHOOD CENTER
 - ALL LOCAL ROADS SHALL HAVE SIDEWALK A MINIMUM OF 5' WIDE ON EACH SIDE OF THE ROADWAY
 - ALL NEIGHBORHOOD CENTERS WILL BE LINKED VIA THE MULTI-USE TRAIL SYSTEM
 - "A" & "B" STREET DESIGNATIONS WILL BE DEFINED ON THE VILLAGE CENTER NEIGHBORHOOD PLAN

LEGEND

- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- NEIGHBORHOOD 1/4 MILE WALKING DISTANCE
- MULTI-USE TRAILS
- ACCESS TO EXTERNAL ROADWAYS
- PROPOSED TRANSIT ROUTE



UNITS WITHIN 1/4 MILE PROXIMITY TO NEIGHBORHOOD CENTERS (ESTIMATED)

VILLAGE CENTER #	NEIGHBORHOOD MILE PROXIMITY	UNITS WITHIN 1/4 MILE PROXIMITY (EST)	UNITS WITHIN 1/2 MILE PROXIMITY (EST)
1	465	465	100
2	177	448	84
3	411	641	99
4	285	170	75
5	301	295	63
6	383	601	62
7	226	279	50
8	195	104	44
9	275	277	42
10	390	190	100
11	296	407	74
12	135	255	52
13	404	574	78

MAP 8



SCHROEDER MANATEE RANCH, INC.
 THE VILLAGES OF LAKEWOOD RANCH SOUTH
 SARASOTA, FLORIDA
 MOBILITY PLAN

Wilson Miller
 Mobility Planning, Design & Engineering
 Wilson Miller, Inc.

EXHIBIT B

EXHIBIT G

**NOTICE OF PROXIMITY TO GUM SLOUGH/LONG SWAMP
CONSERVATION AREA**

This Notice date this _____ day of _____, 2010, and entered into the public record by _____ and _____, as owners of the property described as:

SEE ATTACHED EXHIBIT B
(Insert description of subject property)

WHEREAS, it is the intent of this Notice to make known to the public-at-large that the property described in Exhibit "B" attached hereto is located in close proximity to the property known as the Gum Slough/Long Swamp Conservation Area.

WHEREAS, it is further the intent of this Notice to advise potential tenants and purchasers of subdivided property located within the boundaries of the property described in Exhibit "B" attached hereto, that said property is in close proximity to the Gum Slough/Long Swamp Conservation Area.

NOW, THEREFORE, the general public and those parties specifically purchasing or leasing property within the area described in Exhibit "B" attached hereto are hereby notified that:

1. The subject property described in Exhibit "B" attached hereto is located in close proximity to the Gum Slough/Long Swamp Conservation Area.
2. This Notice is to further advise potential purchasers or tenants of property described in Exhibit "B" attached hereto that the proximity to the Gum Slough/Long Swamp Conservation Area may result in said purchasers or tenants being affected by: continuing current resource management practices to include, but not be limited to, ecological burning, pesticide usage, exotic plant and animal removal, usage of heavy equipment and machinery and other practices as may be deemed necessary for the proper management of the Gum Slough/Long Swamp Conservation Area.
3. The nature and extent of the effects of the operations of the Gum Slough/Long Swamp Conservation Area which shall include: all management practices as contained within the approved management plans for Gum Slough/Long Swamp Conservation Area and which may be amended from time to time.
4. All property owners which take title to property within the boundaries as described in Exhibit "B" attached hereto, or tenants who may occupy the premises

within the boundaries described in Exhibit "B" attached hereto, shall be deemed to have constructive knowledge of this Notice due to its recordation in the Public Records of Sarasota County, Florida, and further shall be deemed to have consented to said resource practices, including ecological burning, pesticide usage, exotic plant and animal removal, usage of heavy equipment and machinery and other practices as may be deemed necessary for the proper management of the Gum Slough/Long Swamp Conservation Area by the recording of a Warranty Deed or other instrument of conveyance, conveying the property within the boundaries in Exhibit "B" attached hereto, or by executing an occupancy agreement and delivering same to the owner of property contained within the boundaries of the property described in Exhibit "B", their successors or assigns.

IN WITNESS WHEREOF, the owners have hereunto set their hands and seals this _____ day of _____, 2010.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an office duly qualified to take acknowledgments, personally appeared _____ and _____, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2010.

NOTARY PUBLIC

My Commission Expires:

(NOTARY SEAL)

EXHIBIT C

The Village of Lakewood Ranch South Development of Regional Impact Open Space Land Management Plan April 2009

The following land management plan is proposed to address the use and maintenance of the Open Space Preservation Areas for the Villages of Lakewood Ranch South Development of Regional Impact (DRI), as required in Section 11.2.9.7. of the Sarasota County Zoning Regulations. The developable area of The Villages of Lakewood Ranch South DRI is located on 3172 acres of primarily altered habitats. The proposed DRI is located within Sections 1 through 5, and 7 through 12 of Township 36 South, Range 19 East in northern Sarasota County. Approximately one-third of the project area consists of sand/shell mining pits, which are either currently in production, or have been converted to lakes upon completion of mining; another one-third consists of lands converted to improved pasture grazed by cattle. The remaining one-third is a mosaic of native and altered wetland and upland habitats consisting of pine flatwoods, mixed hardwood forests, and forested and herbaceous freshwater wetlands. The developable site is bordered on the east by the Gum Slough Conservation Area, over 2000 acres of conservation lands, and by developed lands in the other directions, except in the northwest corner where the site is bordered by Long Swamp, a habitat also protected under a conservation easement. Both the Gum Slough and Long Swamp Conservation Areas have long histories of management and enhancements to those programs are proposed in a separate document. Therefore the following land management plan focuses on preservation and conservation habitat areas outside of the Gum Slough and Long Swamp Conservation Areas and addresses the items required under the referenced section in Sarasota County's Zoning Ordinance.

I. Ownership

The Open Space areas associated with the Villages of Lakewood Ranch South DRI are owned by Schroeder-Manatee Ranch, Inc (SMR). Maintenance activities will initially be the responsibility of the developer/owner, until an active Home Owners Association or Community Development District has been established. Upon establishment, maintenance responsibilities will then be delegated to the Association or Development District.

II. Baseline Environmental Assessment

Preservation and conservation areas within the Open Space component of the Villages of Lakewood Ranch South DRI consist of natural and improved habitats. Wetlands and upland habitats identified on this parcel are categorized below using nomenclature found in the most recent edition of the Florida Department of Transportation's Florida Land Use Cover and Forms Classification System (FLUCCS). Please refer to the attached map, Exhibit 1, FLUCCS Map for Open Space within Developable Area.

A. Native Wetland Habitats

FLUCCS Code 610, Wetland Hardwood Forest

Forested wetlands on site consist of a mixed canopy of laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), red maple (*Acer rubrum*), Carolina willow (*Salix caroliniana*), swamp bay

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(*Persea palustris*), and sweet bay (*Magnolia virginiana*). The understory and groundcover strata include buttonbush (*Cephalanthus occidentalis*), primrose willow (*Ludwigia peruviana*), saw-grass (*Cladium jamaicense*), Virginia chain fern (*Woodwardia virginica*), and shield fern (*Thelypteris spp.*). The hydrologic regime within the swamps range from seasonally flooded to saturated.

FLUCCS Code 618, Willow and Elderberry

A former spoil deposition area within one of the borrow pits is densely vegetated with Carolina willow.

FLUCCS Code 630, Wetland Forested Mixed

Two types of heads were identified in the approximate centers of the freshwater herbaceous marshes. The first of the two is characterized by a dominant canopy of black gum (*Nyssa silvatica*) and in some instances a few red maple with an understory made up of buttonbush, primrose willow, Virginia chain fern, and royal fern (*Osmunda regalis*). The other type of head consists of a monoculture of Carolina willow.

FLUCCS Code 640, Vegetated Non-Forested Wetland and FLUCCS Code 641, Freshwater Marsh

Freshwater herbaceous wetlands are the most common of the isolated wetlands throughout the property. These wetlands display a variety of historical disturbance (i.e., agricultural ditches, cattle grazing), which has resulted in the alteration of vegetation and hydroperiods from natural conditions. The least disturbed systems consist of desirable obligate hydrophytes as the dominant species within the interior zones and include pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*), soft rush (*Juncus effusus*), smartweed (*Polygonum spp.*), water-hyssops (*Bacopa spp.*), hairgrass (*Eleocharis baldwinii*), maidencane (*Panicum hemitomon*), buttonbush, St. John's wort (*Hypericum spp.*), yellow-eyed grass (*Xyris spp.*), and water pennywort (*Hydrocotyle bonariensis*). These wetlands also contain indigenous facultative wetland species as well as exotic and/or nuisance species, including swamp dock (*Rumex verticillatus*), Yerba de Tajo (*Eclipta alba*), tickseed (*Coreopsis spp.*), meadow beauty (*Rhexia spp.*), blue flag iris (*Iris virginica*), Florida reimar grass (*Reimarochloa oligostachya*), blue maidencane (*Amphicarpum muhlenbergianum*), bushy broom grass (*Andropogon glomeratus*), coinwort (*Centella asiatica*), primrose willow, wax myrtle (*Myrica cerifera*), and salt bush (*Baccharis halimifolia*). These systems have hydroperiods ranging from semi-permanently flooded to seasonally flooded and in many instances show some evidence of disturbance by cattle incursion as well as agricultural ditching. Systems with a higher level of disturbance show the widest hydrologic range. More disturbed systems are composed of a higher percentage of scrub/shrub vegetation including exotic and/or nuisance vegetation such as primrose willow, wax myrtle, saltbush, Brazilian pepper (*Schinus terebinthefolius*), cattails (*Typha spp.*), and torpedo grass (*Panicum repens*).

B. Native Upland Habitats

FLUCCS 320, Shrub and Brushland

These areas consist of a mixed vegetative composition which includes saw palmetto, smaller live oaks, gallberry, wax myrtle, dog fennel and Brazilian pepper.

FLUCCS 321, Palmetto Prairies

Regions of palmetto prairie are located within the project limits in the southwestern region. The regions consist of a dominant and dense saw palmetto groundcover, with intermixed gallberry, bushy broom grass, salt bush (*Baccharis halimifolia*), wax myrtle, and small oaks.

FLUCFCS Code 411, Pine Flatwoods

Isolated areas of pine flatwoods are on the west side and central area of the developable locations of the project. More significant areas of pine flatwoods are located in the conservation lands of Gum Slough and Long Swamp. The canopies contain slash pine with sub-canopies of live oak, gallberry, winged sumac (*Rhus copallina*), and wax myrtle. The groundcover stratum is primarily covered by saw palmetto, with lesser areas of wire grass (*Aristida spp.*), and pawpaw (*Asimina spp.*). The overall quality of these systems varies from high to low, as canopy coverage lessens and dies out in some areas, and coverage of grapevine (*Vitis spp.*) becomes denser. The pine flatwoods within the conservation lands are higher in quality due to ongoing management activities undertaken by SMR.

FLUCFCS Code 414, Pine-Mesic Oak

Mesic hammocks are scattered primarily throughout the central region of the project and in the conservation lands located to the east, immediately adjacent to both isolated and contiguous wetland systems. These areas are commonly characterized by a densely mixed canopy of live oak (*Quercus virginiana*), laurel oak, water oak, slash pine (*Pinus elliotii*), cabbage palm (*Sabal palmetto*), with a sparse understory of wax myrtle, Walter's viburnum (*Viburnum obovatum*), and Brazilian pepper. Some American beautyberry (*Callicarpa americana*) and wild coffee (*Psychotria nervosa*) are present as groundcover in these areas along with saw palmetto (*Serenoa repens*). The majority of mesic hammock on site is of a high quality with little disturbance from surrounding agricultural activities.

FLUCFCS Code 420, Upland Hardwood Forest

Small isolated areas of hardwood forest are contained within the western portion of the proposed project limits. These areas are located either adjacent to or on islands and peninsulas within the existing borrow pits. These areas are characterized by a densely mixed canopy of red maple, live oak and cabbage palm with some Brazilian pepper mixed in the understory. Ground cover consists of sparse saw palmetto.

FLUCCS Code 434, Hardwood Conifer Mixed

These areas are similar to pine-mesic oak in vegetative composition but are more xeric in nature. Canopy species include a mix of live oak, and slash pine, where neither hardwood nor

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conifer is dominant. Understory vegetation is dominated by saw palmetto but also includes gallberry, beauty berry, goldenrod, dog fennel and bushy broom grass.

C. Transitional Areas

FLUCCS Code 160, Extractive and FLUCCS Code 162, Sand Gravel Pits

In addition to the above-referenced habitats and land uses, there are several active and inactive sand and shell pits which constitute a significant portion of the project site. A sand/shell processing plant is also located on site.

FLUCFCS Code 211, Improved Pasture

Improved pasture is the dominant land cover within the limits of the proposed project. The vegetative composition within these extensive areas of improved pasture is characterized primarily by Bahia grass (*Paspalum notatum*) with lesser intermixed areas of limpo grass (*Hemarthria altissima*), dog-fennel, broom grass (*Andropogon spp.*), flat-topped sedge (*Euthamia minor*), thistle (*Cirsium spp.*), tropical soda apple (*Solanum capsicoides*), water pennywort (*Hydrocotyle spp.*), and coinwort (*Centella asiatica*). Sprawling shrubs of blackberry (*Rubus spp.*) and isolated areas of cogon grass (*Imperata cylindrica*) form moderately dense thickets along fence rows, edges of wetlands, mesic hammocks, sloughs, and agricultural drainage ditches.

FLUCCS Code 215, Field Crops

This area, located in the center of the project, is currently used for the production of a grain crop.

FLUCCS Code 242, Sod Farms

The southeastern region of the developable area is currently utilized for the production of Bahia sod.

FLUCFCS Code 260, Other Open Lands

Other open lands are present throughout the property and generally border a variety of improved pastures and wetlands. These areas exhibit a varied degree of historical disturbance from agricultural activities, including cattle incursion and land clearing. As a result, vegetation composition differs from area to area. Some locations are comprised of narrow remnant rural areas of pine flatwoods or mesic hammocks located between fences, pastures and/or wetlands. These areas usually contain slash pine, live oak, wax myrtle, salt bush (*Baccharis halimifolia*), and winged sumac with minimal groundcover consisting of saw palmetto, Bahia grass, cogon grass, Caesar weed (*Urena lobata*), and dog fennel. Other areas consist primarily of exotic species, including Brazilian pepper intermixed with overgrown wax myrtle, salt bush, black berry, Caesar weed and associated vine species including muscadine (*Vitis spp.*) and greenbrier (*Smilax spp.*). These lands are highly impacted and retain little of their original ecological value.

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FLUCCS Code 422, Brazilian Pepper

A monoculture of Brazilian pepper is located within the central region of the project adjacent to a contiguous wetland.

FLUCCS Code 510, Streams and Waterways

A small remnant stream is located in the eastern region of the project adjacent to the active sand and shell mines.

FLUCFCS Code 532, 533 and 534, Lakes and Ponds

Lakes of various sizes are located within the project limits. Small (less than 1 acre) agricultural and stormwater use ponds were observed scattered within the proposed project limits and are classified as "other surface waters". Larger borrow pits located in the western and central project area were excavated for aggregate materials and are now inactive. The shallower, nearshore areas of some of these lakes are overgrown with cattail.

FLUCCS Code 814, Roads and Highways

Paved roadways, including future Lakewood Ranch Boulevard extension, Deer Drive, Lorraine Road and Quarry Drive are depicted in this category.

FLUCCS 831, Electrical Power Facilities and 832 Electrical Power Transmission Lines

These areas are currently utilized by Florida Power & Light.

III. Land Management Action Plan

Management of the Open Space areas of the Villages of Lakewood Ranch South over the first 10-years will focus on enhancing native habitats by removing nuisance and exotic vegetation, hydrologic enhancement of some wetlands and supplemental planting of wetland buffers with native vegetation where necessary. Management efforts will be phased according to priority sensitive areas, and in accordance with phases of construction. A revised and updated Land Management Plan will be proposed during the ninth or final year of this plan.

A. Prohibited and Permissible Activities

Prohibited activities within the preservation and conservations areas include those activities that would detrimentally alter the ecological health and sustainability of the natural community being maintained. Prohibited and permissible activities will be specified in the Open Space Conservation Easements and may include filling or excavating of soils, trimming and/or removing native vegetation (except as part of an approved maintenance plan), and detrimental alteration of wetland hydroperiods. Low-impact and/or passive use activities that are compatible with the sustainability of the natural communities are permissible. Such activities may include removal of vegetation in preservation or conservation areas in compliance with an approved maintenance plan or passive recreational and educational activities including nature trails and observational structures. All permissible activities within preservation and conservation areas must be approved by Sarasota County Resource Protection prior to implementation.

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On-going agricultural uses, such as cattle grazing, sod farms and row crops will be continued prior to site development. Use of the site for grazing cattle or farming, at the appropriate stocking or planting densities, will not impact the ecology of the site because proper management practices and oversight are provided by the Ranch's Land Manager.

B. Wildlife Protection

Any maintenance occurring in preservation and conservation areas will be conducted with consideration of listed species or wildlife utilization. Such protective measures may include pre-management censuses to identify the location of any listed species and their nests and/or burrows to avoid impacting them. Other measures may include the timing of maintenance activities to avoid any potential disturbance during an active breeding or nesting season for a listed species known to utilize the preservation or conservation areas. If a listed species is observed nesting and/or denning during maintenance activities, the maintenance activities in that area will cease until the species in question vacates the area or an appropriate environmental professional or regulatory agency is contacted to provide additional guidance.

C. Proposed Management Activities

1. Wetlands

Wetlands within the Open Space areas of the project will be preserved and placed within Conservation Easements. Enhancement will be accomplished through a combination of vegetative and hydrologic techniques. Nuisance and exotic vegetation will be removed to the extent possible, unless removal attempts would result in damage to the wetlands, and controlled according to the methodology described below. Hydrologic enhancement will be accomplished by back-filling selective agricultural ditches that have historically altered the wetland's hydrology.

Nuisance and exotic vegetation will be removed from the preserved wetland areas to the extent possible. An initial eradication of nuisance and exotic vegetation will be performed with the intent to remove as much biomass as possible without further impacting the wetlands. Nuisance and exotic vegetation will be controlled and removed if the cover of the species exceeds 10%. Invasive vegetation, such as primrose willow, will be extracted by hand, and larger woody species, such as Brazilian pepper, will be removed by both mechanical and hand-clearing methods. If extraction methodologies will result in significant alteration of natural soils, vegetation or elevations within the limits of the wetlands, invasive vegetation will be treated instead with appropriate herbicide and either stump cut or killed in place. Chemical control will be used to treat nuisance and exotic species to limit re-growth. All herbicide applications will be done under the supervision of a state-certified herbicide applicator with appropriate natural areas or aquatic certifications.

Preserved wetlands that are significantly disturbed may be mowed periodically to reduce infestation by nuisance and exotic species and to encourage recruitment by native species.

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Subsequent maintenance events will occur semi-annually for the first three years and annually thereafter. Management goals for the wetland preservation areas include 85% coverage by desirable wetland vegetation, no more than 5% coverage by upland vegetation, and no more than 10% coverage by nuisance vegetation.

2. Forested Uplands

a. Mesic Hammock and other Hardwood Communities

Mesic hammocks within the Open Space areas of the project will be preserved and placed within conservation easements. Mesic hammocks and other hardwood communities located within wetland buffers will be preserved and placed within conservation easements; hardwood communities outside of wetland buffers will be conserved. The mesic hammocks within the project area are vegetated with habitat-specific native species, with some encroachment by nuisance and/or invasive species. An initial eradication of nuisance and exotic vegetation will be performed with the intent to remove as much biomass as possible without further impacting the upland area. Nuisance and exotic vegetation will be controlled and removed if the cover of the species exceeds 10%. Invasive vegetation will be removed by both mechanical and hand-clearing methods. If extraction methodologies will result in significant alteration of natural soils, vegetation or elevations within the limits of the wetlands, invasive vegetation will be treated with appropriate herbicide and either stump cut or killed in place. Chemical control will be used to treat nuisance and exotic species to limit re-growth. All herbicide applications will be done under the supervision of a state-certified herbicide applicator with appropriate natural areas or aquatic certifications.

Subsequent maintenance events will occur annually thereafter if cover by nuisance or exotic plants exceeds 10%.

b. Pine Flatwoods

Prescribed fire is the optimal tool to manage pine flatwoods communities. Pine flatwoods are fire-dependent ecosystems and require regular burning to maintain an open plant community of pines, grasses, and herbs. These frequent fires control vegetation and prevent the forest from being overgrown. Where feasible, prescribed fire will continue to be utilized as a management tool, particularly in the eastern region of the project as it will be the last phase to be developed. All prescribed burning will be performed by a certified burn agent. In concert with prescribed fire or after build-out in each development phase, brush control measures will be implemented within areas of dense saw palmetto through mechanical means such as roller chopping to control understory growth. Prescribed burns and/or roller-chopping will occur on a 3-5 year cycle as needed. Chemical control will be used annually to treat nuisance and exotic species if they cover more than 10% and to limit re-growth. All herbicide applications will be done under the supervision of a state-licensed herbicide applicator with appropriate natural areas or aquatic certifications. Management as described in this section will occur in preservation and conservation areas as appropriate.

c. Wetland Buffers

Wetland buffers will be preserved and placed within a conservation easement. Wetland buffers within the project boundary are in various states of use and condition. Some buffers have retained native vegetation, while others have been cleared and utilized for improved pasture. Supplemental planting to restore/enhance upland areas that are adjacent to wetlands will occur concurrent with the each phase of development if required and will consist of an appropriate mix of trees, shrubs, herbs and grasses and will be determined based on adjacent or historical communities, and soil type. Planted buffers will mimic natural systems and most likely consist of an oak or pine overstory at a density of 60% with an understory including subcanopy and groundcover at a density of 40%. Routine maintenance will occur semi-annually for the first three years and annually thereafter via chemical control if nuisance and exotic coverage exceeds 10%. A typical buffer planting plan for these areas is included within Section VIII of this document.

3. Non-forested Uplands

Management activities within shrub and brushland and palmetto prairies will be similar in scope to that proposed within pine flatwoods. Where feasible, prescribed fire will continue to be utilized as a management tool, particularly in the eastern region of the project as it will be the last phase to be developed. All prescribed burning will be performed by a certified burn agent. In concert with prescribed fire or after build-out in each development phase, brush control measures will be implemented within areas of dense saw palmetto through mechanical means such as roller chopping to control understory growth. Prescribed burns and/or roller-chopping will occur on a 3-5 year cycle as needed. Chemical control will be used annually to treat nuisance and exotic species if they cover more than 10% and to limit re-growth. All herbicide applications will be done under the supervision of a state-licensed herbicide applicator with appropriate natural areas or aquatic certifications. Open Space areas outside of natural habitats or wetland buffers will be routinely maintained by mowing, and sodded if necessary. Management as described in this section will occur in preservation and conservation areas as appropriate.

4. Open Water Areas

Chemical control will be used as frequently as necessary to treat littoral shelves and open water areas if the cover of nuisance and exotic species exceeds 10 percent, and to limit re-growth. All herbicide applications will be done under the supervision of a state-licensed herbicide applicator with appropriate natural areas or aquatic certifications.

D. Priority of Preservation/Conservation Land Management

Management efforts will first focus on habitats that serve as wildlife corridors. Priority will be afforded to the main wildlife corridor that connects the Long Swamp and Gum Slough Conservation Areas. Priority will then be given to wildlife corridors that provide internal connectivity within each development area between wetland systems and/or native upland habitats. After priority habitats have been initially visited they will be placed on an annual

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maintenance schedule, or more frequently if needed, to provide routine maintenance to limit re-growth of nuisance and exotic vegetation.

Management efforts will then focus on isolated wetland systems and their associated 30 or 50 foot buffers based upon future build-out. As construction is anticipated to occur from west to east, management of natural habitats will follow the same course of action.

IV. Compatibility with Environmental Lands Master Land Management Plan

This plan has not been adopted as of the creation date of this document (April 2009).

V. Connectivity of Open Space

All Open Space areas will be placed within Conservation Easements or separate tracts to provide protection of lands in perpetuity. Within sections of the development, lands located between natural habitats will also be similarly protected to provide a connection from on-site preservation and conservation areas and off-site natural habitats, thus providing internal and external corridors throughout the project area.

A wildlife corridor has been proposed through the center of the project area to provide a larger-scale connection between the Long Swamp and Gum Slough Conservation Lands. This corridor makes use of a historical slough system that has been improved for agricultural purposes. The corridor consists of an existing series of freshwater marshes, agricultural ditches and native and improved uplands. The areas of the corridor currently devoid of native vegetation will be sodded or planted with native trees and shrubs and regularly maintained. Where the corridor crosses proposed roadways, a large-scale structure such as a box culvert will be provided to allow wildlife to pass safely. The structure will be designed to remain dry the majority of the year by setting the bottom of the culvert at the seasonal high water elevation for the adjacent area, either based on vegetative indicators or soils. In addition to manufactured crossings, rumble strips and wildlife crossing signs will be utilized to alert motorists to potential wildlife in the area.

Open Space areas outside of the central wildlife corridor can also provide connectivity to off-site conservation lands. Selected natural systems located internally within development areas will be connected to off-site areas with 50' wide easements. Connections currently devoid of native vegetation will be sodded and maintained. Where internal corridors cross roadways, an appropriately sized reinforced concrete pipe will be placed under the roads to allow wildlife to pass. The structure will be designed to remain dry the majority of the year by setting the bottom of the pipe at the seasonal high water elevation for the adjacent area, either based on vegetative indicators or soils. In addition to manufactured crossings, rumble strips and wildlife crossing signs will be utilized to alert motorists to potential wildlife in the area.

VI. Compliance with National Fire Protection Association Standards

Fire protection measures will be consistent with those contained within Sarasota County's building and development regulations as the authority having jurisdiction over these matters.

VII. Monitoring

Wetland preservation and upland preservation and conservation areas will be monitored semi-annually for at least three years. Representative photographic stations will be established at locations to be determined in the field. A photograph will be recorded with every monitoring event to document current conditions. Qualitative observations will be made in each preservation or conservation area noting overall species diversity, percent cover of all species, an estimate of the cover by nuisance and/or invasive species and general observations regarding the quality of the preservation area. Any maintenance that has occurred within the past year will be noted, and plans for future maintenance and management will be included. Any wildlife utilizing the preservation or conservation areas will be documented. An annual monitoring report will be submitted to Sarasota County Resource Protection.

As noted in Section III, during the ninth or final year of monitoring a revised and updated Land Management Plan will be submitted for approval to Sarasota County Resource Protection detailing the future management practices of Open Space preservation/conservation areas.

VIII. Restoration of Native Habitats

Wetland buffers within the project boundary are in various states of use and condition. Some buffers have retained native vegetation, while others have been cleared and utilized for improved pasture. Supplemental planting to restore/enhance upland areas that are adjacent to wetlands will occur if required concurrent with the each phase of development and will consist of an appropriate mix of trees, shrubs, herbs and grasses and will be determined based on adjacent or historical communities, and soil type. Planted buffers will mimic natural systems and most likely consist of an oak or pine overstory at a density of 60% with an understory including subcanopy and groundcover at a density of 40%. The following table depicts a typical planting plan that may be utilized to revegetate wetland buffers. Please note that final selection of species and spacing will be determined during the Site and Development application process.

Community Structure	Scientific Name	Common Name	Sizing	On-Center Spacing
Pine-dominated community	<i>Pinus elliotti</i>	Slash pine	7-gal/15-gal	20'
	<i>Quercus virginiana</i>	Live oak	7-gal/15-gal	20'
	<i>Myrica cerifera</i>	Wax myrtle	3-gal	20'
	<i>Serenoa repens</i>	Saw palmetto	7-gal	10'
	<i>Tripsacum floridanum</i>	FL gamagrass	1 qt equiv.	3'
Oak-dominated community	<i>Quercus virginiana</i>	Live oak	7-gal/15-gal	20'
	<i>Quercus laurifolia</i>	Laurel oak	7-gal/15-gal	20'

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	<i>Myrica cerifera</i>	Wax myrtle	3-gal	20'
	<i>Serenoa repens</i>	Saw palmetto	7-gal	10'
	<i>Callicarpa americana</i>	Beautyberry	1 qt equiv.	3'

IX. Fortuitous Finds Policy

Land management activities will adhere to federal, state and local regulations regarding any historic resources found on site.

If evidence of the existence of historic resources is discovered or observed at development sites or during development activities after final approval, all work shall cease in the area of effect as determined by the Sarasota County Director of Historical Resources. The developer, owner, contractor, or agent thereof shall notify the Director of Historical Resources within two working days of finding any artifact of historical significance. Examples of such evidence include human remains, whole or fragmentary stone tools, shell tools, aboriginal or historic pottery, historic glass, historic bottles, bone tools, historic building foundations, shell mounds, shell middens, or sand mounds. The Director shall assess the significance of the finds within three working days of notification and suggest methods to mitigate any adverse effects so as to minimize delays in development activities.

If any human skeletal remains or associated burial artifacts are discovered at development sites or during development activity, all work in the area must cease, and the permittee must notify the nearest law enforcement office immediately and notify the Director of Historical Resources within two working days.

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EXHIBIT D

Gum Slough and Long Swamp Conservation Areas Enhanced Management Plans May 2009

The Gum Slough and the southern three-quarters of the Long Swamp Conservation Areas are located within the project limits of the proposed Villages of Lakewood Ranch South Development of Regional Impact (DRI) and rezone. Schroeder-Manatee Ranch, Inc. (SMR) enhanced its management of those areas within the Conservation Easements that would be considered for use in the Open Space calculation in recognition of the need to do so under Section 11.2.5.h.5 of Sarasota County's Zoning Ordinance, as amended. The following updates are proposed to the current plans and will serve to codify the enhanced level of management practices SMR has implemented within the conservation areas and will commit the Ranch to follow them going forward in order to benefit habitat and protected species.

Gum Slough Conservation Area (GSCE)

The GSCE area (also referred to as Heritage Ranch) is located within Sections 1, 2, 11 and 12, Township 36 South and Range 19 East in northeastern Sarasota County. It is approximately 1972 acres, and encompasses a mosaic of native and improved habitats including a regionally-important wetland slough system, mesic hammocks, pine flatwoods, palmetto prairies and pasture. A management plan was adopted by Sarasota County in 2004, and was made part of a conservation easement granted to the County by SMR. Easement provisions specify SMR as the entity responsible for managing the site, which it had been doing prior to granting the conservation easement. Under the guidance of an experienced land manager SMR implemented an enhanced level of management in 2005 that has exceeded the requirements of the adopted land management plan since that time.

The adopted Gum Slough Land Management Plan contains provisions for prescribed fire, mechanical treatment, cattle grazing and nuisance and exotic plant and animal control. In some cases (i.e., fire management) the provisions are specific, while in other cases (i.e., nuisance species control) they basically specify treatment "as necessary." In order to demonstrate that the enhanced management fulfills the requirements of the Zoning Ordinance provisions cited above, specific improvements to each provision are noted.

The following management activities benefit the entire Gum Slough conservation area although for purposes of this document, they apply only to the approximately 410 acres of the conservation lands that will be used as Open Space. The central portion of the GSCE area is located within an established Greenway Resource Management Area (RMA) as part of the adopted Sarasota County 2050 overlay, and is therefore not included in any open space calculations for the proposed Villages of Lakewood Ranch South project area.

I. General Practices

A. Monitoring

Monitoring within the GSCE is conducted formally each month by SMR's Land Manager and informally whenever SMR's land management personnel are on site. This exceeds the "as needed" assessments noted in the original land management plan and allows for adaptive

**Gum Slough and Long Swamp Conservation Areas
Enhanced Management Plans**
May 2009
Page 2 of 7

management which is an ecologically sound approach. Monitoring includes a visual reconnaissance in all habitats within the GSCE to evaluate the quality of natural habitats and determine the extent to which maintenance activities are needed and when. Monthly monitoring provides SMR staff with a familiarity of each habitat in different seasons, and an opportunity to adapt land management practices as needed for the benefit of specific habitats.

B. Exotic and Nuisance Wildlife Control

Populations of feral hogs are known to be destructive to natural habitats. The original plan suggested ongoing efforts to remove hogs using trapping and hunting, without specifying the level of effort. It also allowed control to be delayed until a nuisance species reached a level that threatened the biological integrity of the site. SMR has taken a much more aggressive, preemptive approach to managing undesirable wildlife.

Approximately 180 hogs are removed from the site annually through an intensive trapping and hunting program throughout GSCE to decrease the number of feral hogs within the conservation lands and preclude potential damage to natural systems. SMR land management and security personnel carry firearms during all reconnaissance trips and eliminate hogs whenever possible. All traps located within the easement are checked daily. Captured hogs are removed from the site. This level of eradication will continue at least until the land management plan is reassessed in 10 years, or until the hog population is decreased to the point where it is no longer having a negative affect on the ecology of Gum Slough.

II. Upland Management

A. Prescribed Fire

Prescribed fire continues to be a critical component of the land management practices within fire dependent communities including pine flatwoods and palmetto prairies. The original land management plan included a Burn Program that specified the months in which 23 discrete units would be burned. Adhering to such a plan is unrealistic due to a variety of factors including wind velocity and direction, drought or floods, antecedent fuel loads, and permitting. That is why SMR has instituted an adaptive management program that results in prescribed fires being utilized when condition are appropriate. The frequent reconnaissance trips allow the land manager to focus on areas needing the most attention and to determine which zones should be burned the next time field conditions are right. It also enables them to prepare a site through pre-burn rolling chopping when necessary to reduce fuel loads.

Prior to implementing the adaptive management plan, SMR managers maintained fire breaks as needed, and typically focused maintenance efforts prior to setting prescribed fires. Now, a more intensified firebreak maintenance program of three times per year has increased fire safety and provided a wider window to burn under appropriate conditions. In order to decrease smoke management issues, additional firebreaks with wildlife buffers are being installed to decrease burn units to less than 50 acres. Established burn units will undergo prescribed fire on a rotating schedule of every 1-3 years depending on habitat and fuel loads.

Gum Slough and Long Swamp Conservation Areas Enhanced Management Plans

May 2009

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B. Mechanical Management

Roller chopping in areas of dense palmetto growth is used in concert with prescribed fire. This allows for a more productive, less intensive burn and decreases impacts to canopy species. Frequency was not specified in the original plan but has been used frequently in the adaptive management program, primarily as a tool to reduce fuel loads prior to burning. SMR anticipates that the need to roller chop will decrease over the next several years as the current practice along with follow-up burns will adequately reduce the fuel loads to the point where future management can be accomplished through burning alone.

Mowing is used within open pasture areas to decrease the maturity and subsequent spread of ruderal herbaceous vegetation, such as dog fennel. The original plan is silent on preferred frequency, but SMR has adopted a policy of mowing the pastures at least twice each year, and that schedule will continue.

C. Exotic and Nuisance Vegetation Control

The adopted Gum Slough Management Plan suggests treating nuisance and invasive plants as needed to restrict their growth. The plan also identified a 3-acre stand of melaleuca trees to be "demarcated and treated, as necessary, to limit expansion".

SMR has implemented a more rigorous control program, and in addition to the fire and mechanical control methods described above, uses chemical control quarterly in upland areas targeting weedy species such as cogon grass and tropical soda apple via selective and broadcast applications of appropriate herbicides. SMR also employs chemical control semi-annually to treat invasive trees and shrubs such as melaleuca and Brazilian pepper. SMR has completely removed the 3-acre stand of melaleuca referenced above and has been very successful in limiting regrowth.

D. Agricultural Management

Allowing cattle to graze on natural and improved lands is an important and cost effective aspect of land management within GSCE. It is most beneficial when used with a highly managed rotational cycle and stocking density to get the most use from forage resources without depleting or otherwise negatively impacting them. SMR has implemented a cattle management plan based on recommendations from USDA NRCS. However, SMR's Land Manager monitors that plan carefully and in his sole discretion, determines seasonal carrying capacity, directs which plots may be used for grazing and determines the rotational cycles for each plot. Grazing is allowed within pastures on a rotational schedule from September through February.

III. Wetland Management

A. Exotic and Nuisance Vegetation Control

Intensive management activities occur to keep nuisance and exotic species at levels that do not threaten the biological integrity of natural systems. Treatment within forested systems occurs

Gum Slough and Long Swamp Conservation Areas Enhanced Management Plans

May 2009

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semi-annually; treatment within herbaceous wetlands occurs quarterly. Treatment methodologies within herbaceous wetlands are dependent upon the percent coverage of nuisance species. During the dry season, prescribed fire is also utilized as a tool to decrease nuisance and exotic species within herbaceous wetlands. A few systems with a majority of coverage of nuisance species are mowed within the dry season, followed by chemical treatment. This method allows native species to recruit. For systems with a lower percentage of exotic species treatment occurs by hand removal, selective herbicide application or a combination.

These treatment frequencies represent the minimum number of events. During the numerous reconnaissance trips SMR's land manager make on site, he frequently spot-treats infestations of nuisance and exotic plants when he observes them. This intense level of management works well to control undesirable plants.

Long Swamp Conservation Area

The combined upland, marsh and swamp habitats collectively known as Long Swamp are located east of I-75 between University Parkway and Fruitville Road and within the Manatee River Basin in Sarasota County. Beginning in 1995, WilsonMiller (formerly EAC, Inc.), designed, planned, permitted, and implemented the restoration of the 406 acre Long Swamp Ecosystem as a regional on-site mitigation area. These efforts were incorporated into an Environmental Resource Permit issued by the Southwest Florida Water Management District (SWFWMD), a Dredge and Fill Permit issued by the U.S. Army Corps of Engineers and acceptance of the Long Swamp Ecosystem Management Plan by Sarasota County which, together, provided for recognition of wetland mitigation credits to be used to offset development-related wetland impacts on adjoining property owned by SMR.

Success of restoration and enhancement within Long Swamp is results oriented which means that the agencies award mitigation credits only when the applicant demonstrates that the swamp, or parts of it, meets predetermined ecological and hydrological conditions. The site does not have an adopted management plan; rather there are references in the Conservation Easement, the Ecosystem Management Plan approved by Sarasota County and in permit applications referencing intents to manage the site in a manner that enhances its ecological value. That language allows for a wide range of interpretation as to what level of management is required but only by managing the site properly would SMR obtain mitigation credits. The number of mitigation credits awarded to date demonstrates compliance with this provision. Also, significant improvements in management techniques and frequency of monitoring have occurred over the last several years. The following plan codifies what has been done in the past and commits SMR to maintaining a high level of management in Long Swamp.

The northern approximately one-quarter of Long Swamp is located within an established Open Use Conservation (OUC) area associated with the Lakewood Ranch Corporate Park DRI, and is therefore not included in the Open Space calculations for the proposed Villages of Lakewood Ranch South project area. The following proposed enhancement to management activities will

**Gum Slough and Long Swamp Conservation Areas
Enhanced Management Plans**

May 2009

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benefit the whole of Long Swamp including the approximately 289 acres of the conservation lands included in the Open Space calculations.

I. General Practices

A. Monitoring

Monitoring within the upland areas of Long Swamp is conducted formally each month by SMR land management staff and informally whenever SMR or WilsonMiller staffs are on site. Similarly, at least one-third on the wetland areas are formally observed each month by a WilsonMiller ecologist and informally any time SMR or WilsonMiller staffs are on site. Monitoring includes a visual reconnaissance in all habitats within Long Swamp to evaluate the quality of natural habitats and determine the extent to which maintenance activities are needed and when. Monthly monitoring provides staff with a familiarity of each habitat in different seasons, and an opportunity to adapt land management practices as needed for the benefit of specific habitats. It also provides SMR and WilsonMiller staffs with an opportunity to observe and treat nuisance species infestations before they become an ecological problem. Even though the site has been managed properly for many years, this increased level of attention allows faster response to issues before they become problems.

B. Exotic and Nuisance Wildlife Control

Populations of feral hogs are known to be destructive to natural habitats. Approximately 60 hogs are removed from the site annually through a trapping and hunting program throughout Long Swamp to decrease the number of feral hogs within the conservation lands and preclude potential damage to natural systems. SMR land management and security personnel carry firearms during all reconnaissance trips and eliminate hogs whenever possible. Up to 4 traps are located within the easement, and are checked daily. Captured hogs are removed from the site. This level of eradication will continue at least until the land management plan is reassessed in 10 years, or until the hog population is decreased to the point where it is no longer having a negative affect on the ecology of Long Swamp.

II. Upland Management

A. Prescribed Fire

Prescribed fire continues to be a critical component of the land management practices within fire dependent communities including pine flatwoods and palmetto prairies. That is why SMR has instituted an adaptive management program that results in prescribed fires being utilized when condition are appropriate. The frequent reconnaissance trips allow managers to focus on areas needing the most attention and to determine which zones should be burned the next time field conditions are right. It also enables them to prepare a site through pre-burn rolling chopping when necessary to reduce fuel loads.

Gum Slough and Long Swamp Conservation Areas Enhanced Management Plans

May 2009

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Prior to implementing the adaptive management plan, SMR managers maintained fire breaks as needed, and typically focused maintenance efforts prior to setting prescribed fires. Now, a more intensified firebreak maintenance program of three times per year has increased fire safety and provided a wider window to burn under appropriate conditions. Established burn units will undergo prescribed fire on a rotating schedule of every 1-2 years depending on habitat and fuel loads.

B. Mechanical Management

Roller chopping in areas of dense palmetto growth is used in concert with prescribed fire. This allows for a more productive, less intensive burn and decreases impacts to canopy species. Frequency was not specified in the conservation easement, ecosystem management plan or permit applications but this technique has been used frequently in the adaptive management program, primarily as a tool to reduce fuel loads prior to burning. SMR anticipates that the need to roller chop will decrease over the next several years as the current practice along with follow-up burns will adequately reduce the fuel loads to the point where future management can be accomplished through burning alone.

Mowing is used within open areas amenable to this technique to decrease the maturity and subsequent spread of ruderal herbaceous vegetation, such as dog fennel.

C. Exotic and Nuisance Vegetation Control

SMR has implemented a rigorous vegetation control program, and in addition to the fire and mechanical control methods described above, uses chemical control quarterly in upland areas targeting weedy species such as cogon grass and tropical soda apple via selective and broadcast applications of appropriate herbicides. SMR also employs chemical control semi-annually to treat invasive trees and shrubs such as melaleuca and Brazilian pepper. A WilsonMiller ecologist licensed to apply herbicides in natural areas conducts monthly reconnaissance trips in one-third of the wetland components of Long Swamp so that the entire swamp is covered at least once each quarter and targets nuisance and exotic species as they are observed. The ecologist and SMR's land manager work to limit all nuisance and exotic species to the extent possible within Long Swamp.

D. Agricultural Management

Allowing cattle to graze on natural and improved lands is an important and cost effective aspect of land management within Long Swamp. It is most beneficial when used with a highly managed rotational cycle and stocking density to get the most use from forage resources without depleting or otherwise negatively impacting them. SMR has adopted a cattle management plan based on recommendations from USDA NRCS. Implementation of that plan is monitored carefully by the land manager who has sole discretion in determining seasonal carrying capacity, directing which plots may be used for grazing and determining the rotational cycles for each plot. Grazing is allowed within pastures on a rotational schedule when the land manager

**Gum Slough and Long Swamp Conservation Areas
Enhanced Management Plans
May 2009
Page 7 of 7**

determines that specific sections can support cattle without negatively impacting the ecology of Long Swamp.

III. Wetland Specific Management

A. Exotic and Nuisance Species Control

Intensive management activities occur to keep nuisance and exotic species at levels that do not threaten the biological integrity of the natural systems. Treatments within forested and herbaceous systems occur monthly in areas with lower percentages of exotic species similar to the uplands management as described in Section C. Where feasible, hand removal of exotic species occurs in concert with chemical treatment. Larger-scale chemical treatments using ATVs or airboats occur quarterly for herbaceous species and semi-annually for forested species or more frequently if cover by nuisance species is found to be expanding rapidly during any of the reconnaissance trips. SMR's goal is to keep cover by nuisance and exotic vegetation below 5% in accordance with permitted success criteria.

B. Hydrologic Maintenance

Long Swamp was impacted hydrologically for many years and its poor condition made it a good candidate for restoration. Prior to its restoration, the former open water and marshes in Long Swamp were infested by a monoculture of cattail, primarily as a result of changes in hydrology. Those changes occurred because of water backing up at an outfall structure placed at the Swamp's intersection with Interstate 75. Discharges from dewatering activities at nearby sand and shell borrow pits contributed to the hydrological changes, and the proliferating cattails exacerbated the problem by clogging natural flow ways.

Since the site has been restored, the discharge structure at I-75 has been modified to accommodate natural flows, discharges from the borrow pits into Long Swamp have been reduced significantly and the cattails have essentially been eliminated. While there is no specific requirement to do so, SMR has implemented a maintenance program to keep the main flow ways of Long Swamp functioning naturally so that water does not back up and again impact the hydrology of the Swamp and associated environments.

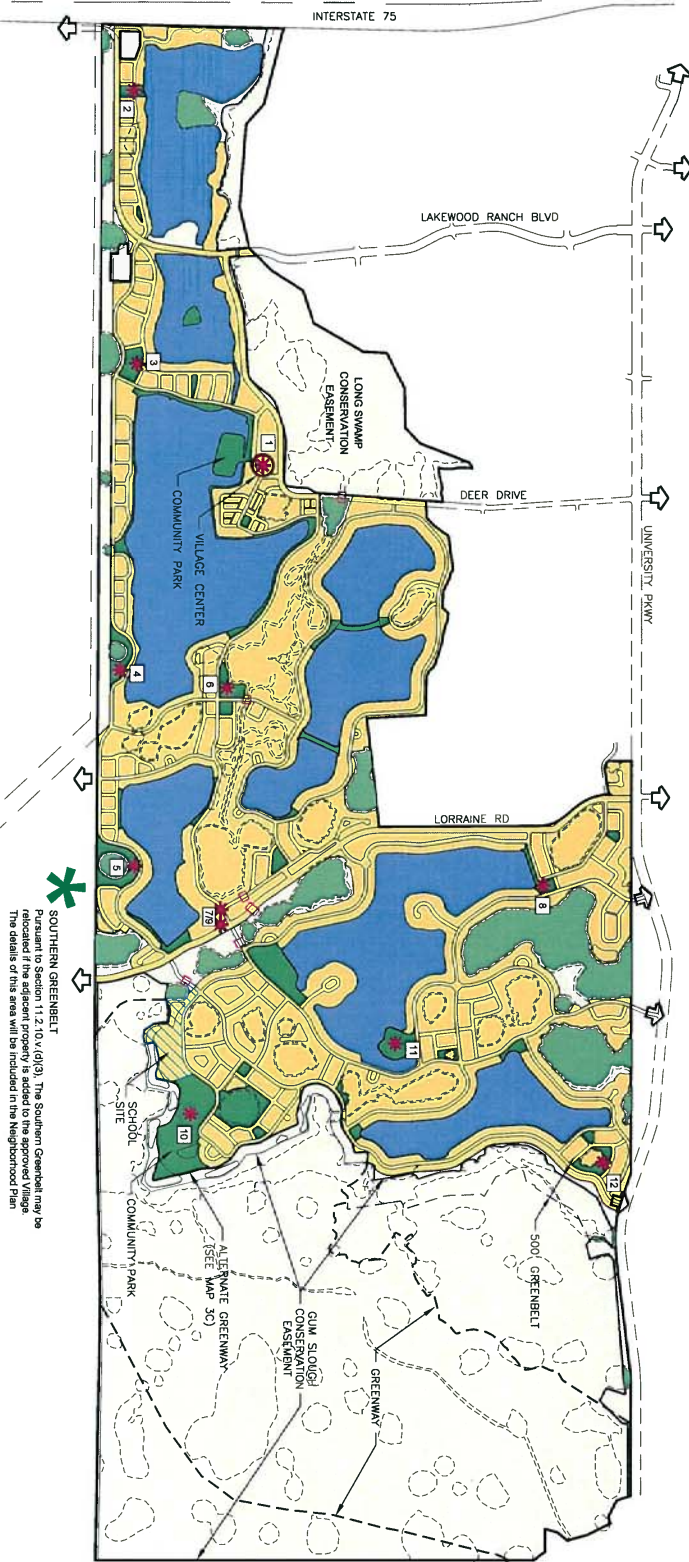
STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL FILES
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL
SEAL THIS DATE May 13, 2010
KAREN E. BRUSHING, CLERK OF THE CIRCUIT COURT
OFFICIAL CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY [Signature]
DEPUTY CLERK

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for financial transparency and accountability. This section also highlights the role of internal controls in preventing fraud and ensuring the integrity of the financial statements.

2. The second part of the document focuses on the implementation of robust internal control systems. It outlines the key components of an effective internal control framework, including the establishment of clear policies and procedures, the assignment of responsibilities, and the regular monitoring and evaluation of control effectiveness. The document stresses that a strong internal control system is a critical foundation for reliable financial reporting.

3. The third part of the document addresses the challenges of maintaining accurate records in a complex and rapidly changing business environment. It provides practical advice on how to overcome these challenges, such as investing in modern accounting software, providing ongoing training for staff, and fostering a culture of compliance and ethical behavior. The document concludes by reiterating the importance of a proactive approach to internal control and record-keeping to ensure long-term success and trust.

EXHIBIT A (1 OF 9)



SOUTHERN GREENBELT
 Southern Greenbelt 1152.10 +/- (61%). The Southern Greenbelt may be relocated if the adjacent property is added to the approved Village. The details of this area will be included in the Neighborhood Plan.

SITE DATA
 TOTAL SITE AREA: 5489.7 AC
 GREENWAY EXCLUDED AREA: 1620.1 AC
 2050 VILLAGE SITE AREA: 3869.6 AC
(Development and Open Space)

EXISTING USE: VACANT/MINING/AGRICULTURAL
 EXISTING ZONING: OUA and OUR
 PROPOSED ZONING: VPD (Village Planned Development) District and OUA with stipulations

DEVELOPMENT
 TOTAL DWELLING UNITS: 5,144
 TOTAL 2050 DEVELOPED AREA: 1929.9 AC± (49.9%)
 OPEN SPACE OUTSIDE DEVELOPED AREA: 1942.1 AC± (50.1%)

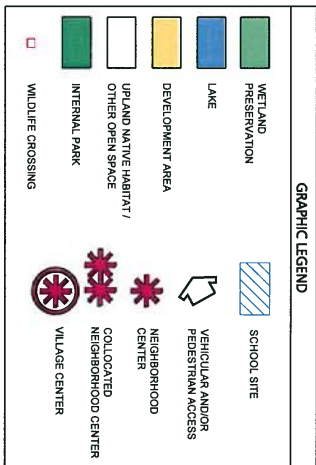
GROSS DEVELOPABLE AREA: 1501.2 AC
 (excludes preservation areas and lakes greater than 50 acres)

NET RESIDENTIAL DENSITY: 3.43 DU/AC (3.0 REQUIRED)
 (3.0 min, 5.0 max [6.0 max with affordable housing])

COMMERCIAL (OFFICE/RETAIL) DEVELOPMENT: 300,000 SF
 VILLAGE CENTER: 90,000 SF
 NEIGHBORHOOD CENTERS:

PUBLIC/CIVIC DEVELOPMENT
 (to be determined at neighborhood plan stage)

NOTE: INCREASED BUILDING HEIGHT AREA = NEIGHBORHOODS 1, 2 & 3
 (SEE MODIFICATIONS NOTE #6 ON MAP 3B AND NEIGHBORHOOD LOCATIONS ON MAP 7A)



DATE: MARCH 4, 2010
 R/N: 03819-006-000

SCALE: 1" = 2500'

0 1250 2500'

MAP 3A

SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

SARASOTA, FLORIDA

BINDING DEVELOPMENT CONCEPT PLAN

PREPARED BY:

WilsonMiller

New Directions in Planning, Design & Engineering

WilsonMiller, Inc.
 8800 Professional Plaza E, Suite 100, Sarasota, FL 34240
 www.wilsonmiller.com 1-800-649-4284 FL LIC # LC000176

EXHIBIT A (2 OF 9)

FIXED DEVELOPMENT CRITERIA:

1. TOTAL NUMBER OF DWELLING UNITS SHALL BE 5,144.
 2. OPEN SPACE SHALL BE 50% OR 1,942 ACRES ±.
 3. LOCATION OF ACCESS POINTS TO PUBLIC ROADWAYS.
 4. ALLOWED USES IN GREENBELT IN ACCORDANCE WITH LAND MANAGEMENT PLAN.
 5. WILDLIFE CROSSING LOCATIONS, SUBJECT TO SLIGHT MODIFICATIONS DURING NEIGHBORHOOD PLANS AND FINAL PERMITTING.
- VARIABLE DEVELOPMENT CRITERIA:**
1. INTERNAL CIRCULATION AND ROADWAY ALIGNMENTS
 2. PEDESTRIAN CIRCULATION (INCLUDING SIDEWALKS, BIKE LANES, TRAILS)
 3. TRANSIT CIRCULATION, FACILITIES AND AMENITIES
 4. THE FINAL CONFIGURATION AND DESIGN OF STORMWATER MANAGEMENT FACILITIES WITHIN EACH NEIGHBORHOOD WILL BE DETERMINED BASED ON ENGINEERING REQUIREMENTS AND FINAL PERMITTING OF EACH NEIGHBORHOOD LAKE LOCATIONS, CONFIGURATIONS AND SIZE ARE ESTABLISHED THROUGH STORMWATER MODEL RESULTS AS APPLIED AT THAT TIME:
 5. LOCATION AND ALLOCATION OF CIVIC FACILITIES (I.E., INTERNAL PARKS, SCHOOLS, ETC.) and
 6. LOCATION AND CONFIGURATION OF THE VILLAGE CENTER AND NEIGHBORHOOD CENTERS.
- OTHER NOTES:**
1. FINAL ACREAGES OF THE DEVELOPED AREA, AND EXTERNAL OPEN SPACE WILL VARY BASED ON DETAILED SITE PLANNING (LAKES, DEVELOPMENT AREAS, OTHER OPEN SPACE, ETC.). DENSITY WILL BE ADJUSTED ACCORDINGLY AND WILL NOT EXCEED THE MAXIMUM DENSITY PERMITTED BY SARASOTA COUNTY ZONING REGULATIONS.
 2. THE EXISTING MINING OPERATIONS, INCLUDING AREAS CURRENTLY PLANNED OR PERMITTED, WILL BE ALLOWED TO CONTINUE CONSISTENT WITH THE MINING PERMITS FOR THESE AREAS. ADDITIONAL MINING AREAS MAY BE ALLOWED ONLY UPON APPROVAL OF SUBSEQUENT PERMITTING.
 3. THE WETLAND BUFFERS MAY BE ADJUSTED SUBJECT TO THE NEIGHBORHOOD PLANS OR SITE DEVELOPMENT PLAN AND AS APPROVED THROUGH PRELIMINARY PLANS/CONSTRUCTION PLANS AND SUBSEQUENT PERMITTING.
 4. TWELVE NEIGHBORHOODS ARE PLANNED IN THREE PHASES, BASED ON MARKET CONDITIONS WITH ANTICIPATED BUILD-OUT BY 2027.
 5. NATIVE HABITAT PRESERVATION AND CONSERVATION ACREAGES MAY BE SLIGHTLY MODIFIED BASED ON STORMWATER LAKE DESIGN, OTHER ENGINEERING REQUIREMENTS AND FINAL PERMITTING.
 6. ANY COMMERCIAL OR RESIDENTIAL COMPONENT (E.G., LOT WITHIN A PLATTED SUBDIVISION, LAND LEASE, CONDO PLAT, ETC.) OF EACH RESPECTIVE PHASE SHALL BE ENTITLED TO RECEIVE PERMIT AFTER SAID PHASE BUILD-OUT DATE PROVIDING THE RESIDENTIAL OR COMMERCIAL COMPONENT IS PART OF A LARGER RESIDENTIAL OR COMMERCIAL SITE (E.G., SUBDIVISION, LAND LEASE, CONDO PLAT, ETC.) FOR WHICH THE REQUIRED INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED, APPROVED AND ACCEPTED BY SARASOTA COUNTY. THIS IS NOT INTENDED TO AUTHORIZE THE ISSUANCE OF BUILDING PERMITS AFTER THE FINAL DRI BUILD-OUT DATE.
 7. CONNECTION FROM THE PROPOSED DEVELOPMENT TO SARASOTA CENTER BOULEVARD WILL BE PROVIDED THROUGH AN ACCESS LOCATION THAT ALIGNS WITH THE EXISTING TERMINUS OF THE ROADWAY.

MODIFICATIONS

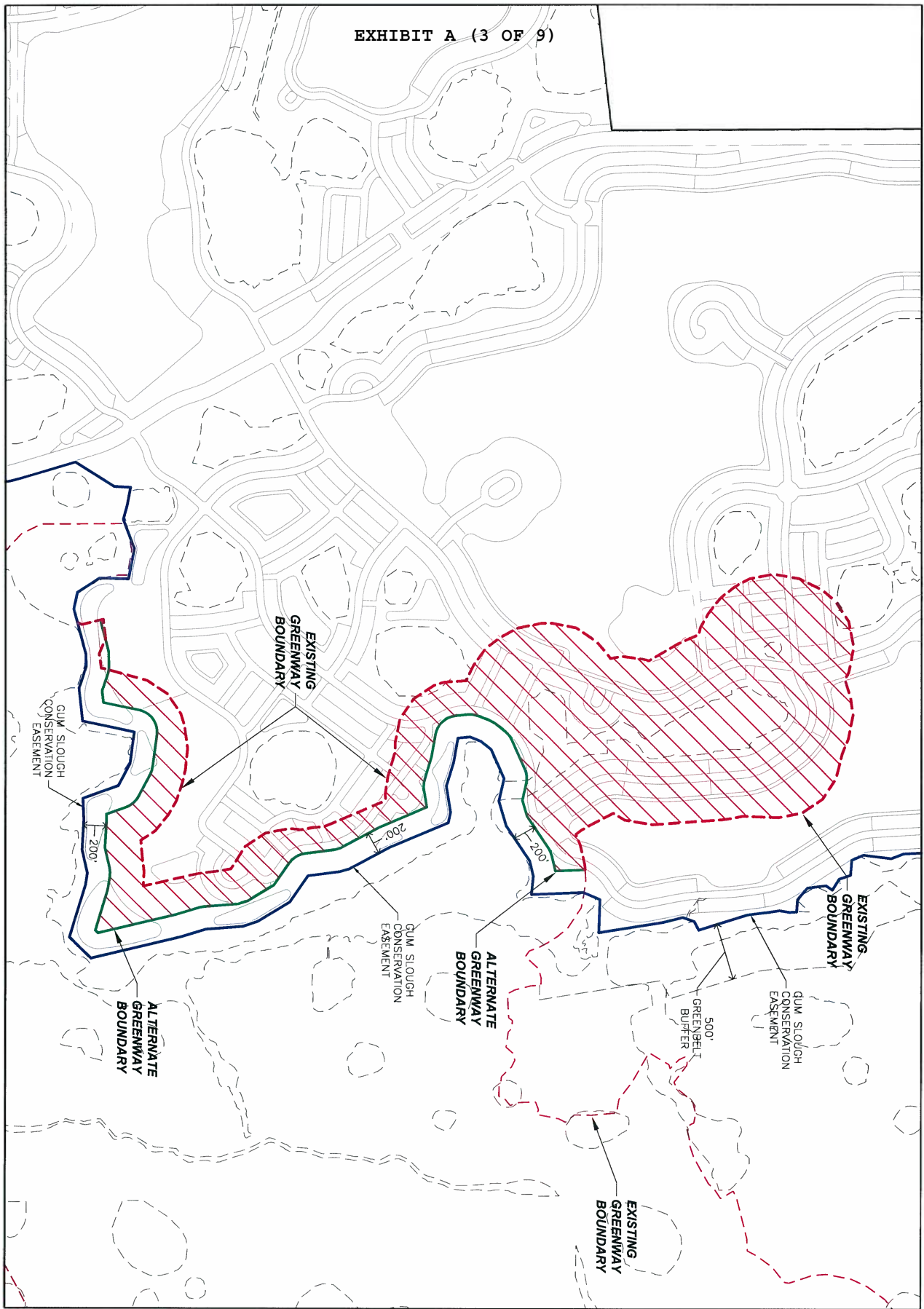
1. THE SOUTHERN GREENBELT BUFFER ADJACENT TO NORTH REMNANT PARCEL IS HEREBY WAIVED.
2. THE GREENBELT BUFFER ADJACENT TO THE POLO RANCHES IS HEREBY WAIVED.
3. THE GREENBELT BUFFER AT THE FLORIDA POWER AND LIGHT EASEMENT ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY IS HEREBY WAIVED.
4. THE VILLAGE CENTER (NEIGHBORHOOD #1) AND NEIGHBORHOOD NOS. 2 AND 3 MAY REDUCE THE REQUIRED HOUSING TYPES TO THREE.
5. AN INCREASE IN ALLOWED HEIGHT, UP TO A MAXIMUM HEIGHT OF 66 FEET, IS HEREBY GRANTED IN THE NEIGHBORHOODS ADJACENT TO 1-75 AND LAKEWOOD RANCH CORPORATE PARK PROPERTIES DESIGNATED AS MAJOR EMPLOYMENT CENTER (MEC), SPECIFICALLY NEIGHBORHOODS 1, 2 AND 3 (AS SHOWN ON MAP 7A), THE NEIGHBORHOOD PLAN.
6. THE BLOCK STRUCTURE, BLOCK SIZE AND DESIGNATION OF "A" AND "B" STREETS WILL BE DETERMINED AT THAT PORTION OF LONG SWAMP INCLUDED IN LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY AND THE PORTION OF THE GUM SLOUGH CONSERVATION EASEMENT THAT IS NOT PART OF THE GREENWAY RMA ARE BOTH INCLUDED IN THE PROVISION OF THE REQUIRED 2050 OPEN SPACE.
7. ALTERNATE GREENWAY CONFIGURATIONS, AS SHOWN ON MAP 3-C, ARE HEREBY ALLOWED.
8. THE COMMUNITY / AFFORDABLE HOUSING PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH THE FIRST NEIGHBORHOOD PLAN (AS REQUIRED BY STIPULATION #9)

DATE: MARCH 4, 2010
 P/N: 03819-006-000
MAP 3B

SCHROEDER MANATEE RANCH, INC.
THE VILLAGES OF LAKEWOOD RANCH SOUTH
 SARASOTA, FLORIDA
BINDING DEVELOPMENT CONCEPT PLAN NOTES

PREPARED BY:
WilsonMiller
 New Directions in Planning, Design & Engineering
 WilsonMiller, Inc.
 8000 Professional Plaza E, Suite 100, Sarasota, FL 34240
 www.wilsonmiller.com 1-800-648-6336 FL LIC # LC-0000170

EXHIBIT A (3 OF 9)



MAP 3C

DATE: MARCH 4, 2010
 PIN: 03819-006-000



SCHROEDER - MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

SARASOTA, FLORIDA

BINDING DEVELOPMENT CONCEPT PLAN
 AREA OF ALTERNATE GREENWAY

PREPARED BY:

WilsonMiller
 New Directions in Planning, Design & Engineering

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 8800 Professional Plaza, Suite 100, Sarasota, FL 34240
 www.wilsonmiller.com 1-800-848-6234 FL 12-P 10-000170

EXHIBIT A (4 OF 9)



TDR CALCULATIONS

DEVELOPMENT AREA (RECEIVING ZONE)*	AREA (AC)	TDR VALUE	UNITS
DEVELOPMENT	1534.74	0.29	445
INTERNAL PRESERVED WETLANDS (USED FOR TDR)	197.63	1.65	326
INTERNAL LAKE (USED FOR TDR)	197.90	0.57	112
GREENWAY (SENDING ZONE)			
NATURAL RESOURCE RECREATION	45.07	0.86	38
OPEN SPACE (SENDING ZONE)			
NEW PASSIVE PARKS	151.95	1.00	151
FRESHWATER WETLANDS	211.47	1.65	348
LAKES	835.98	0.57	476
MESIC HAMMOCK	3.92	1.80	7
PINE FLATWOOD	34.73	1.80	62
STREAMS AND ESTUARIES	0.02	1.65	0
XERIC HAMMOCK	4.52	1.90	8
BASE TDR UNIT TOTAL			1973

SITE DATA

Acreage Assignment: 5489.7 acres
 Total Site Boundary: 5489.7 acres
 Existing Conservation Easements (Does Not Generate TDRs): -2272.9 acres
 Development (Receiving Zone): -1929.9 acres*
 GREENWAY (TDR Eligible Sending Zone): -45.1 acres
 Open Space (TDR Eligible Sending Zone): = 1241.8 acres
 *Note: Development area also generates TDRs.

DENSITY INCENTIVES

BASE TDR UNIT TOTAL	RESIDENTIAL UNITS
1973	1973
COMMUNITY HOUSING*	
(DEVELOPMENT ACRES X 1.71)	2824.4
(INTERNAL PRESERVED WETLAND ACRES X 0.35)	69.2
(INTERNAL LAKE ACRES X 1.43)	282.4
URBAN SERVICES BONDS	
(5% OF BASE TDR)	98
MEC/IRDP	
(5% OF BASE TDR)	98
TOTAL	5144

*SECTION 11.2.13.a.5 DEVELOPED AREA MAY GENERATE A MAXIMUM OF 2 UNITS PER ACRE OF DEVELOPED AREA. ALSO, THE MARKET RATE IS AFFORDABLE TO 120% MEDIAN INCOME. MARKET RATE = 1488 (50%) AFFORDABLE TO 120% MEDIAN = 744 (25%) AFFORDABLE TO 100% MEDIAN = 496 (25%) TOTAL = 2976 (100%)

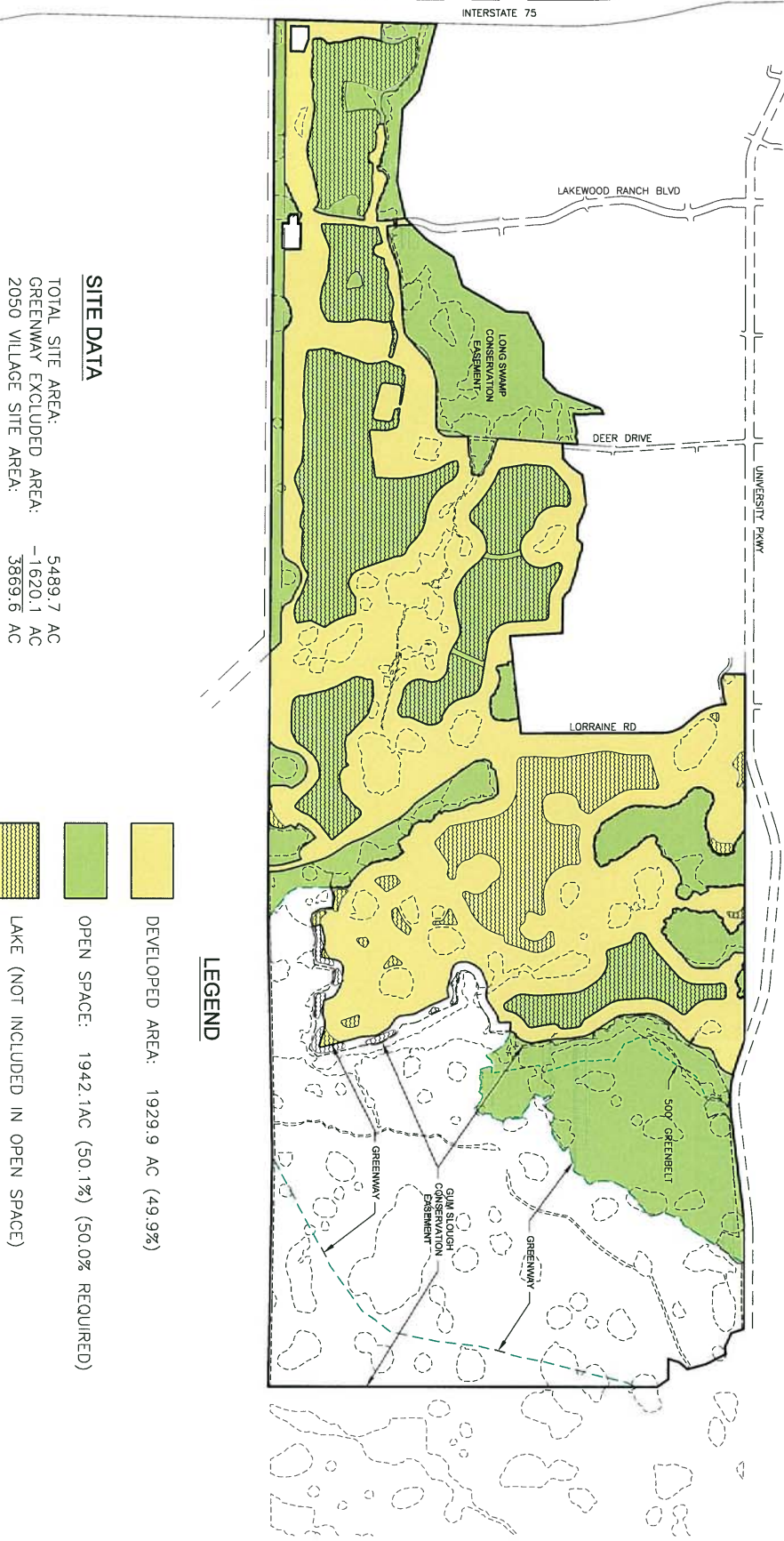
DATE: MARCH 4, 2010
 P/N: 03819-006-000
 SCALE: 1" = 250'

SCHROEDER - MANATEE RANCH, INC.
THE VILLAGES of LAKEWOOD RANCH SOUTH
 SARASOTA, FLORIDA
TDR PLAN

PREPARED BY:

 New Directions in Planning, Design & Engineering
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 www.wilsonmiller.com 1-800-690-4338 P.L.L.C. 0000170

EXHIBIT A (5 OF 9)



SITE DATA
 TOTAL SITE AREA: 5489.7 AC
 GREENWAY EXCLUDED AREA: -1620.1 AC
 2050 VILLAGE SITE AREA: 3869.6 AC

- LEGEND**
- DEVELOPED AREA: 1929.9 AC (49.9%)
 - OPEN SPACE: 1942.1AC (50.1%) (50.0% REQUIRED)
 - LAKE (NOT INCLUDED IN OPEN SPACE)
 - LAKE (INCLUDED IN OPEN SPACE)
 - WETLANDS INCLUDED IN DEVELOPED AREA
 - WETLANDS INCLUDED IN OPEN SPACE

DATE: MARCH 4, 2010
 PIN: 03819-006-000

SCALE: 1" = 250'

MAP 5

SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

SARASOTA, FLORIDA

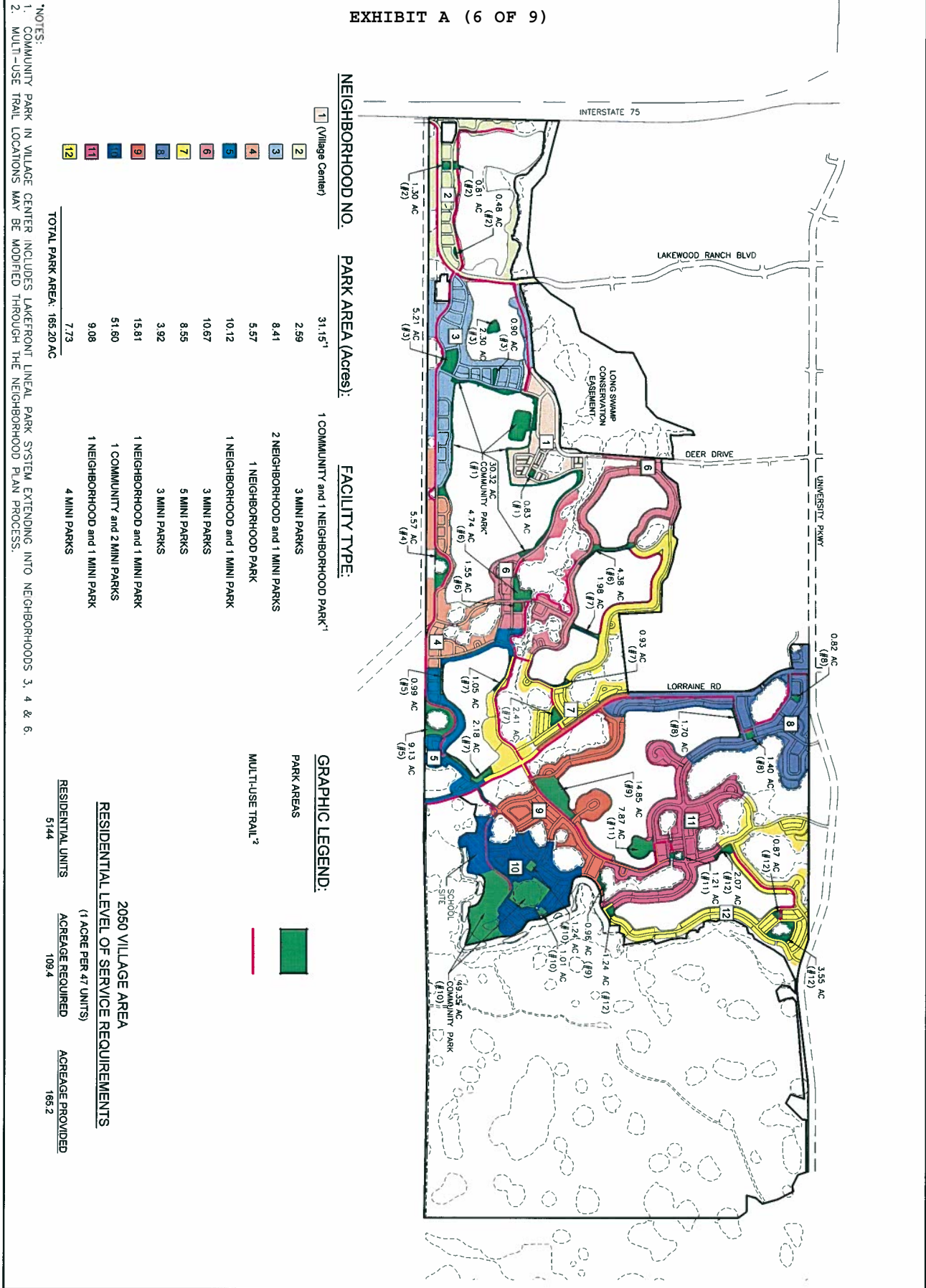
OPEN SPACE PLAN

PREPARED BY:

WilsonMiller
 New Directions in Planning, Design & Engineering

WilsonMiller, Inc.
 8800 Professional Plaza E, Suite 100, Sarasota, FL 34240
 www.wilsonmiller.com 1-800-488-4258 PL 5147 GC-0281719

EXHIBIT A (6 OF 9)



- NOTES:
 1. COMMUNITY PARK IN VILLAGE CENTER INCLUDES LAKEFRONT LINEAL PARK SYSTEM EXTENDING INTO NEIGHBORHOODS 3, 4 & 6.
 2. MULTI-USE TRAIL LOCATIONS MAY BE MODIFIED THROUGH THE NEIGHBORHOOD PLAN PROCESS.

NEIGHBORHOOD NO.	PARK AREA (Acres):	FACILITY TYPE:
1 (Village Center)	31.15 ¹	1 COMMUNITY and 1 NEIGHBORHOOD PARK ¹
2	2.59	3 MINI PARKS
3	8.41	2 NEIGHBORHOOD and 1 MINI PARKS
4	5.57	1 NEIGHBORHOOD PARK
5	10.12	1 NEIGHBORHOOD and 1 MINI PARK
6	10.67	3 MINI PARKS
7	8.55	5 MINI PARKS
8	3.92	3 MINI PARKS
9	15.81	1 NEIGHBORHOOD and 1 MINI PARK
10	51.60	1 COMMUNITY and 2 MINI PARKS
11	9.08	1 NEIGHBORHOOD and 1 MINI PARK
12	7.73	4 MINI PARKS
TOTAL PARK AREA: 185.20 AC		

GRAPHIC LEGEND:

	PARK AREAS
	MULTI-USE TRAIL ²

RESIDENTIAL LEVEL OF SERVICE REQUIREMENTS	
(1 ACRE PER 47 UNITS)	
RESIDENTIAL UNITS	ACREAGE PROVIDED
5144	165.2
109.4	165.2

DATE: MARCH 4, 2010
 P/N: 03819-006-000

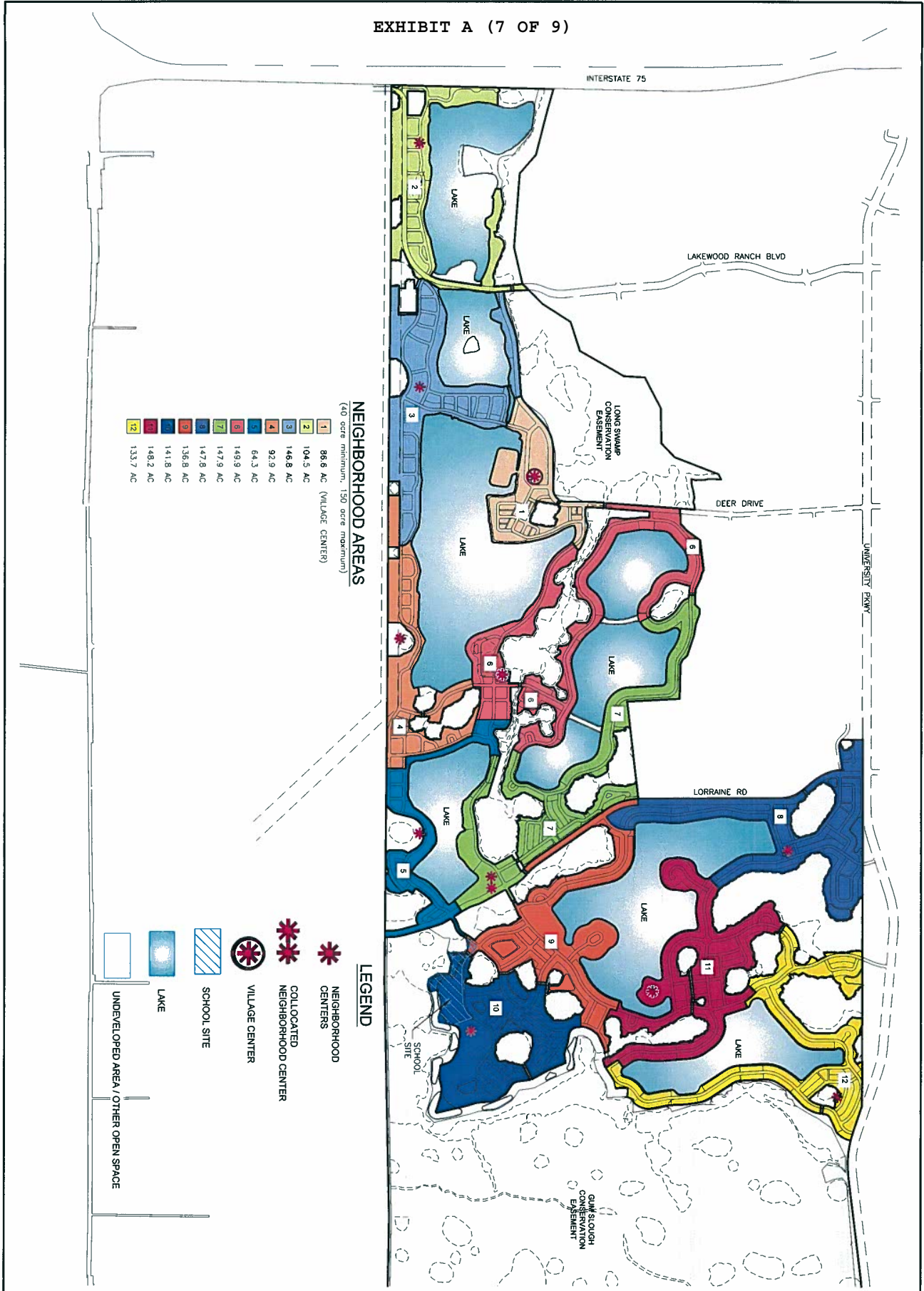
MAP 6

SCHROEDER MANATEE RANCH, INC.
THE VILLAGES OF LAKEWOOD RANCH SOUTH
 SARASOTA, FLORIDA
PARKS and RECREATION PLAN

PREPARED BY:
WilsonMiller
 New Directions in Planning, Design & Engineering

WilsonMiller, Inc.
 6002 Professional Pkwy E, Suite 100, Sarasota, FL 34240
 www.wilsonmiller.com 1-888-646-0228 FAX: 941-552-0174

EXHIBIT A (7 OF 9)



MAP 7A

DATE: MARCH 4, 2010
 PLAN: 03819-006-000

0 1000 2000'
 SCALE: 1" = 2000'

SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

SARASOTA, FLORIDA

NEIGHBORHOOD PLAN

PREPARED BY:

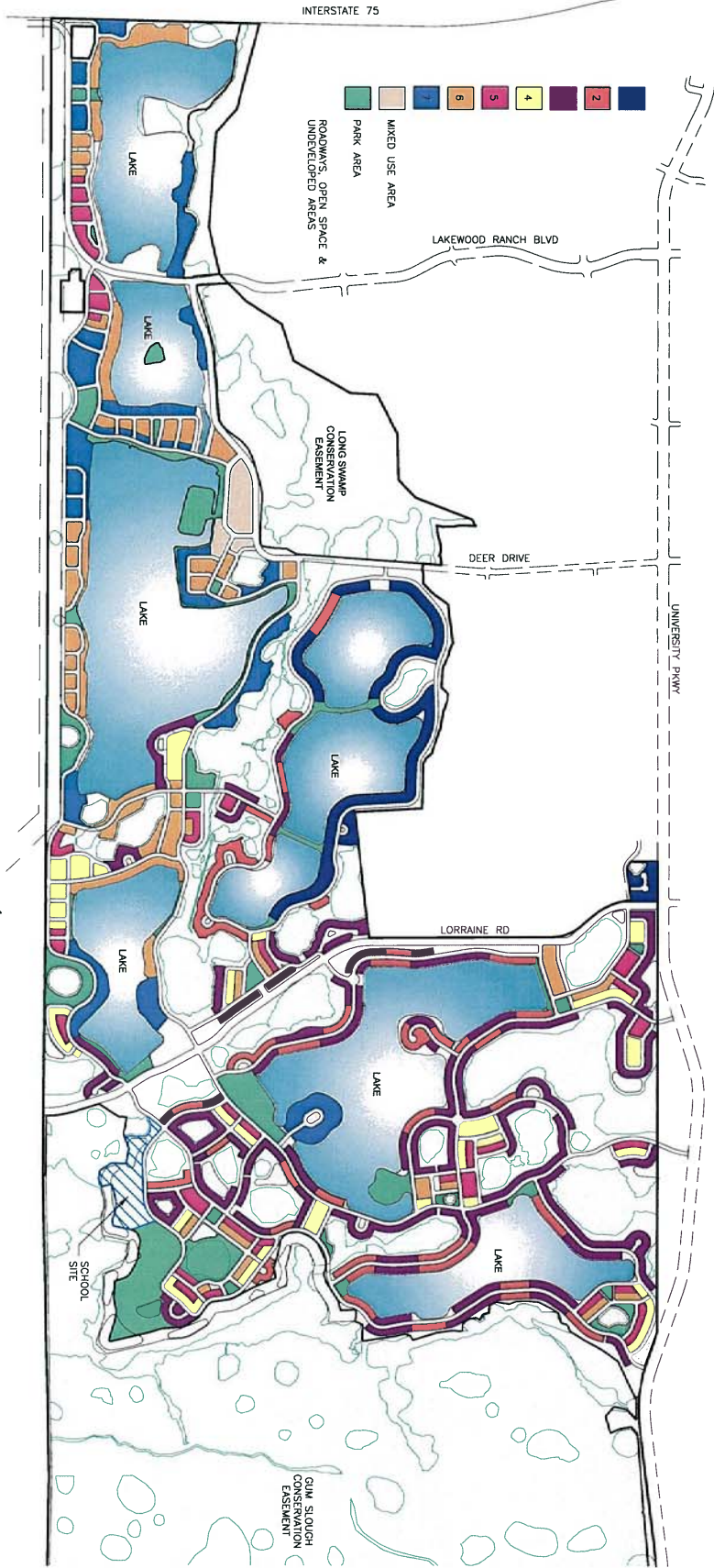
WilsonMiller
 New Directions in Planning, Design & Engineering

WilsonMiller, Inc.
 6902 Professional Plaza L, Suite 900, Sarasota, FL 34236
 www.wilsonmiller.com 1-888-646-0138 E-MAIL: IC-020019

EXHIBIT A (8 OF 9)

NEIGHBORHOOD CENTER	2050 - PRODUCT TYPE MATRIX ¹								TOTAL BY NEIGHBORHOOD	NO. OF 2050 PRODUCT TYPES
	ESTATE HOUSE (> 1 Acre)	FRONT LOADED DETACHED SF (> 10,000 SF)	FRONT LOADED DETACHED SF (< 10,000 SF)	REAR LOADED DETACHED SF (> 10,000 SF)	ATTACHED (< 2 STORIES)	ATTACHED (2+ STORIES)	APARTMENT	RESIDENTIAL OVER NONRESIDENTIAL (IN MIXED USE AREA)		
1										3-2
2					48	78	345	42	448	3-2
3					33	261	649		943	3-2
4					15	171	142		379	5
5					24	79	142		295	5
6	23	44	28	86	48	170	230		601	5
7	23	44	28	86	48	170	230		601	5
8		45	110	52	28	76	60		379	7
9		63	94	61	33	71			304	5
10		44	89	83	64	110			390	5
11		94	131	72	28	77			402	5
12		72	89	22	38	44			265	5
TOTAL BY 2050 TYPE	46	392	712	384	376	1274	1918	42	5144	

NOTES:
 1. PRODUCT MIX IS SUBJECT TO REFINEMENT DURING NEIGHBORHOOD PLANNING PROCESS.
 2. WAIVER TO REQUIRED MINIMUM NUMBER OF PRODUCT TYPES IS REQUESTED.



MAP 7B

DATE: MARCH 4, 2010
 P/N: 03819-006-000

SCALE: 1" = 200'



SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

SARASOTA, FLORIDA

2050 VILLAGE HOUSING TYPE MIX

PREPARED BY:

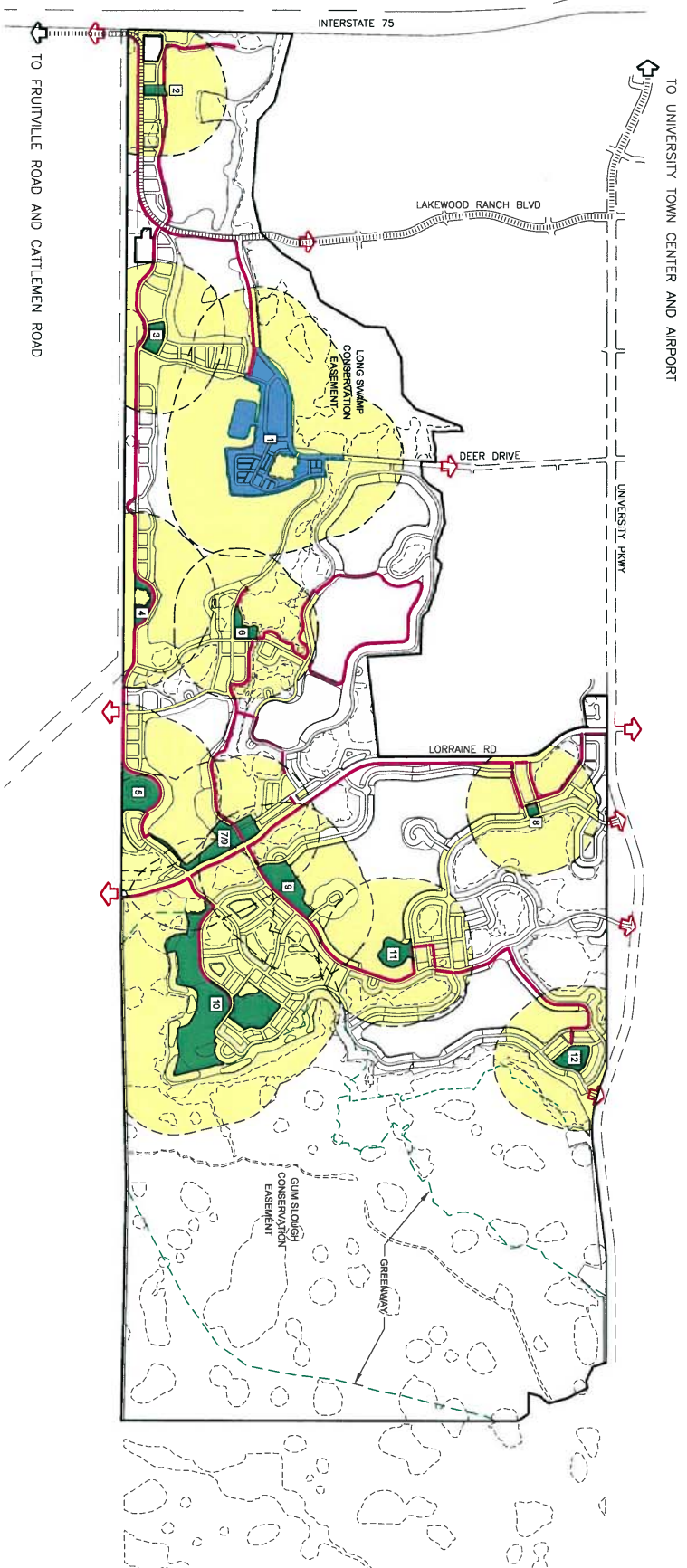
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EXHIBIT A (9 OF 9)



- NOTES:
- 2050 REQUIRES MINIMUM OF 50% OF UNITS WITHIN 1/4 MILE WALKING DISTANCE OF NEIGHBORHOOD CENTER.
 - ALL LOCAL ROADS SHALL HAVE SIDEWALK A MINIMUM OF 5' WIDE ON EACH SIDE OF THE ROADWAY.
 - ALL NEIGHBORHOOD CENTERS WILL BE LINKED VIA THE MULTI-USE TRAIL SYSTEM.
 - 'A' & 'B' STREET DESIGNATIONS WILL BE DEFINED ON THE VILLAGE CENTER NEIGHBORHOOD PLAN.

LEGEND

- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- NEIGHBORHOOD 1/4 MILE WALKING DISTANCE
- MULTI-USE TRAILS
- ACCESS TO EXTERNAL ROADWAYS
- PROPOSED TRANSIT ROUTE

UNITS WITHIN 1/4 MILE PROXIMITY TO NEIGHBORHOOD CENTERS (ESTIMATED)

NEIGHBORHOOD CENTER	UNITS WITHIN 1/4 MILE PROXIMITY	TOTAL UNITS	UNITS WITHIN 1/4 MILE PROXIMITY (%)
1	465	465	100
2	377	448	84
3	831	943	88
4	286	379	75
5	200	295	68
6	383	601	64
7	226	379	60
8	195	304	64
9	225	273	82
10	390	390	100
11	296	402	74
12	138	265	52
TOTAL	4012	5144	78

DATE: MARCH 4, 2010
 PIN: 03819-006-000

SCALE: 1" = 250'

MAP 8

SCHROEDER MANATEE RANCH, INC.

THE VILLAGES OF LAKEWOOD RANCH SOUTH

SARASOTA, FLORIDA

MOBILITY PLAN

PREPARED BY:

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