



DRI 130
MANATEE COUNTY
GOVERNMENT

PLANNING DEPARTMENT
"TO SERVE WITH EXCELLENCE"

May 21, 1999

CERTIFIED MAIL
P 368 649 922

Mr. John Meyer
DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

Re: Development Order for Cypress Banks DRI #17

Dear Mr. Meyer:

Enclosed is a certified copy of Ordinance 99-25, the amended Development Order for the Cypress Banks DRI, as adopted in open session by the Manatee County Board of County Commissioners on April 27, 1999, as required by Rule 9J-2.025(5), Florida Administrative Code.

If I can be of further assistance, please contact me at (941) 749-3070, extension 6833.

Sincerely,

Robert H. Pederson
Community Planning Administrator

RHP/jy
Enclosure

ORDINANCE 99-25

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING, REPLACING, AND SUPERCEDING RESOLUTION R-95-220, WHICH AMENDED R-89-161, AS AMENDED BY R-89-161(R), R-92-170, AND R-94-133, WHICH ISSUED A DEVELOPMENT ORDER PURSUANT TO CHAPTER 380, FLORIDA STATUTES, ON AN APPLICATION FOR DEVELOPMENT APPROVAL FILED BY SMR-1 DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, FOR CYPRESS BANKS DEVELOPMENT OF REGIONAL IMPACT, ALSO KNOWN AS DRI #17; TO REVISE THE LEGAL DESCRIPTION TO REFLECT THE ADDITION OF LAND FROM THE ADJOINING UNIVERSITY LAKES DRI, AMEND MAP H TO REFLECT THE CHANGE IN THE LEGAL DESCRIPTION AND PROJECT BOUNDARIES, REDUCE THE SINGLE-FAMILY ACREAGE WHILE INCREASING OPEN SPACE, AMEND EXHIBIT D (THE PROPOSED PHASING SCHEDULE) TO DELETE THE REQUIREMENT FOR 100 UNITS IN PHASE 1 TO BE MULTI-FAMILY UNITS, AMEND MAP H TO ADD A NEW ACCESS POINT TO STATE ROAD 70, AND RESTATE THE PROVISIONS THAT REMAIN UNCHANGED; PROVIDING AN EFFECTIVE DATE.

SECTION 1:

WHEREAS, on December 6, 1985, SMR Development Corporation filed an Application for Development Approval of a Development of Regional Impact with the Manatee County Board of County Commissioners pursuant to the provisions of Section 380.06, Florida Statutes; and

WHEREAS, said Application proposed construction of a MULTI-USE PROJECT on approximately ONE THOUSAND SEVEN HUNDRED AND NINETY ACRES, located in East Manatee County, hereinafter referred to as "Cypress Banks" or the "Development"; and

WHEREAS, the described project lies within the unincorporated area of Manatee County; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Section 380.06, Florida Statutes, was and is authorized and empowered to consider Applications for Development Approval for Developments of Regional Impact; and

WHEREAS, the Planning Commission reviewed the Application for Development Approval and filed a recommendation on said Application with the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners solicited, received and considered reports, comments, and recommendations from interested citizens, Regional and County and City agencies, as well as the review and report of the Manatee County Planning, Department; and

WHEREAS, the Board of County Commissioners approved Resolution R-89-161(R), which amended Resolution R-89-161 and adopted a Development Order for Cypress Banks on November 16, 1989; and

WHEREAS, subsequent to the adoption of Resolution R-89-161(R), the applicant requested that the Development Order (R-92-170) be amended to change Exhibit D to allow the religious center to be constructed in Phase I instead of Phase II as approved; and

WHEREAS, the Board of County Commissioners approved Resolution R-92-170 adopting amendments to the Development Order for Cypress Banks on September 8, 1992 to provide for a revision to Exhibit D (Phasing Schedule) to allow the religious center to be constructed in Phase I and to amend Transportation Condition C.(3), which amendments were found not to be a substantial deviation to the originally approved Development Order; and

WHEREAS, subsequent to the adoption of R-92-170 the Developer* requested that the Development Order for Cypress Banks be further amended to provide for an extension of the buildout dates, modify the timing requirement for the submittal of Preliminary Site Plans for Phases 2 through 4, and modify transportation conditions; and

WHEREAS, the proposed change extended the buildout date by 4 years and 364 days for the Cypress Banks DRI until August 7, 2014; and

WHEREAS, the Board of County Commissioners approved Resolution R-94-133, adopting a Development Order for Cypress Banks on May 26, 1994; and

WHEREAS, subsequent to the adoption of R-94-133, the Developer* has requested that the Development Order for Cypress Banks be further amended to provide for a change to Map H and Exhibit D, a change to the Development Components and to the add the Definition of "District"; and

WHEREAS, on September 28, 1995 and January 25, 1996 the Board of County Commissioners held a public hearing to consider the foregoing; and

WHEREAS, the Board of County Commissioners approved Resolution R-95-220, adopting a Development Order for Cypress Banks on February 22, 1996; and

WHEREAS, subsequent to the adoption of R-95-220, the Developer* has requested that the Development Order for Cypress Banks be further amended to provide for a change to the

legal description for the addition of ± 0.8 acres from the adjoining University Lakes DRI, amend Map H to reflect the new boundaries of the legal description, reduce single-family acreage while increasing open space, amend Exhibit D (the proposed phasing schedule) to delete the requirement for 100 units in Phase 1 to be multi-family units, amend Map H to add a new access point to SR 70, and amend Map H to delete an internal east west connector road; and

WHEREAS, on April 27, 1999 the Board of County Commissioners held a public hearing to consider the foregoing; and

WHEREAS, the proposed changes as conditioned herein, are found to be consistent with the State Comprehensive Plan; and

WHEREAS, the proposed changes, as conditioned herein, are consistent with the 2020 Manatee County Comprehensive Plan and the Manatee County Land Development Code; and

WHEREAS, the proposed changes to (1) amend the legal description to add land from the adjoining University Lakes DRI, (2) amend Map H by changing the project boundary to reflect the new legal description, (3) reduce the single-family acreage while increasing open space acreage, and (4) amend Exhibit D to delete the requirement for 100 units in Phase 1 to be multi-family units are presumed to be a substantial deviation pursuant to Subsection 380.06(19)(e)3., Florida Statutes, however, the Florida Department of Community Affairs has no objection because these changes are minor modifications to the project and will not result in additional regional impacts; and

WHEREAS, the proposed change to delete the internal east/west connector roadway and to provide an additional access point onto State Road 70 are presumed to create a Substantial Deviation pursuant to Subsection 380.06(19)(e)3., Florida Statutes; and the Florida Department of Community Affairs has determined that the applicant has not provided clear and convincing evidence that these changes will not create additional regional impacts, and therefore objects to these changes; and

WHEREAS, Manatee County finds that the proposed additional access point to State Road 70 is an appropriate measure to reduce turning movement conflicts and is consistent with Comprehensive Plan Policy 5.2.2.5, if limited to right-in and right-out movements only;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, IN A REGULAR MEETING ASSEMBLED THIS 27TH DAY OF APRIL, 1999, THAT THE BOARD FINDS THAT THE PROPOSED CHANGES TO LEGAL DESCRIPTION, EXHIBIT D, SINGLE-FAMILY AND OPEN SPACE ACREAGE TOTALS, THE ADDITION OF AN ACCESS POINT TO SR 70, AND MAP H TO REFLECT THESE CHANGES DO NOT CONSTITUTE A SUBSTANTIAL

DEVIATION OR THAT THE PRESUMPTION OF A SUBSTANTIAL DEVIATION HAS BEEN REBUTTED BY CLEAR AND CONVINCING EVIDENCE THAT THERE WILL BE NO ADDITIONAL REGIONAL IMPACTS RESULTING FROM THESE CHANGES, AND THAT THE DEVELOPMENT ORDER (R-89-161 AS AMENDED) IS HEREBY AMENDED, REPLACED, AND SUPERCEDED AS FOLLOWS:

SECTION 2. FINDINGS OF FACT:

- A.** SMR-1 Development Corporation, doing business as SMR Development Corporation, hereinafter referred to as the "Developer", previously submitted to Manatee County, Florida, an Application for Development Approval ("ADA") and Sufficiency Responses which are attached hereto and marked Composite Exhibit "A" and incorporated herein by reference, Notices of Proposed Change for R-92-170, R-94-133, R-95-220, and has also submitted the requested amendment identified as Ordinance 99-25. Hereinafter, the word "Application" shall mean the ADA, the Sufficiency Responses filed, the Notices of Proposed Change for R-92-170, R-94-133, R-95-220, and the requested change Ordinance 99-25 and other exhibits duly submitted and recorded for a project to be known as Cypress Banks Development of Regional Impact (DRI).
- B.** The real property which is the subject of this Application is legally described as set forth in Section 8 of this Development Order.
- C.** The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for an amendment to an approved Development of Regional Impact, known as Cypress Banks, as it relates to the real property described in Section 8 of this Ordinance, pursuant to Section 380.06, Florida Statutes (FS).
- D.** The said Board of County Commissioners held a Public Hearing on April 27, 1999 regarding said proposed amendment to an approved Development of Regional Impact described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, Land Development Code and has further considered the information received at said Public Hearing.
- E.** The proposed amendment to Development of Regional Impact regarding the property described in Section 8 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.
- F.** The proposed development is not in an Area of Critical State Concern, as designated pursuant to Section 380.05, Florida Statutes.

- G.** The authorized agent for Cypress Banks DRI is Robert E. Furlong, Vice President, SMR Communities Joint Venture, 6215 Lorraine Road, Bradenton, Florida 34202.
- H.** The owner of the property, which SMR-1 Development Corporation intends to develop, is Schroeder-Manatee Ranch, Inc., as well as individual lot owners within areas which have been platted.
- I.** A comprehensive review of the impact generated by the development has been conducted by the departments of Manatee County and Tampa Bay Regional Planning Council (TBRPC).
- J.** Resolution R-89-161, R-89-161(R), R-92-170, R-94-133, and R-95-220 have been amended, replaced, and superceded in their entirety by this Ordinance.

SECTION 3. CONCLUSIONS OF LAW:

- A.** Based upon the previous findings of fact and the following conditions of development approval, the Board of County Commissioners of Manatee County concluded that:

 - 1. The Development is consistent with the local land development regulations and is consistent with the State Comprehensive Plan, the Tampa Bay Regional Planning Council's Comprehensive Regional Policy Plan, and the Manatee County Comprehensive Plan.
 - 2. The Development is consistent with the report and recommendations of Tampa Bay Regional Planning Council issued on February 22, 1999 and those of the Department of Community Affairs issued on March 9, 1999, as conditioned herein.
- B.** That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer is authorized to conduct development as described herein, subject to the conditions, restrictions, and limitations set forth below.
- C.** That the review by the County, the TBRPC and other participating agencies and interested citizens reveals that impacts of the development are adequately addressed pursuant to the requirements of Chapter 380, F.S., within the terms and conditions of this Order and the Application. To the extent that the Application is inconsistent with the terms and conditions of this Order, the terms and conditions of this Order shall prevail.

SECTION 4. DEVELOPMENT COMPONENTS.

- A.(6)** "District**" shall mean any unit of local special purpose government formed pursuant to Chapter 190, F.S., or any similar entity such as a Municipal Service Taxing Unit or Municipal Service Benefit Unit, from time to time created or previously existing, which acts in accordance with applicable law and regulations, to finance or fund: (i) the cost of such actions as the planning, acquiring, constructing, equipping, installing, operating, and maintaining various community facilities; (ii) the cost of providing certain community services; (iii) contributions of funds to other governmental and non-governmental entities with respect to such facilities, services and/or related Development Order commitments and conditions; and (iv) satisfaction of any of the commitments and conditions contained in this Development Order related to the foregoing. It is declarative of the intent of this Development Order that any commitment or condition of this Development Order may be directly performed or satisfied by any District* which properly operates within its scope of authority. Such performance or satisfaction of shall not be deemed or construed to constitute the discharge of any obligation of the Developer*.
- A.(7)** "Horizontal Development**" shall mean and shall be deemed to include the construction of any and all improvements required to serve Vertical Development*, e.g., roadway, drainage, landscaping, water, sewer, communication, utilities, etc.
- A.(8)** "Master Development Plan**" shall be defined as Map H (revised 9/06/95) as set forth on "Exhibit F" hereto and made a part hereof. This Plan depicts the development described in the Application and includes the following land uses: 203,500 square foot shopping center, 5,501 residential units, and 151.4 acres for golf courses.
- A.(9)** "Preliminary Development Plan**" (PDP) shall mean a Preliminary Master Development Plan or a Preliminary Site Plan for a phase or subphase as defined in The Manatee County Land Development Code (LDC) for a Phase or Sub-Phase.
- A.(10)** "Site Development Plan**" shall be defined as any preliminary plat, final plat, preliminary site plan, or final site plan to be submitted for consideration of approval pursuant to the LDC.
- A.(11)** "Traffic Study**" shall mean a report presented by the Developer*, using a methodology acceptable to the County Transportation Authority*, the Tampa Bay Regional Planning Council, and the Department of Community Affairs to trigger the development approval process for the next Preliminary Development Plan*. Such study will be designed to determine if the proposed development will reduce daily or peak hour Level of Service on any of the roadway segments

or intersections within the Transportation Impact Area* as generally identified in Table 1 and "Exhibit C", to below an Acceptable Level of Service*. Any such Traffic Study* shall consider traffic to be generated by the proposed Phase or Sub-Phase, existing traffic, and traffic anticipated from prior Development Approvals*.

- A.(12)** "Transportation Impact Area*" shall be defined as the roadway segments and intersections receiving transportation impacts where the traffic generated by a proposed PDP in combination with prior approvals of this project will be five percent (5%) (or whatever greater percentage may be employed from time to time by TBRPC or Manatee County) or more of the Level of Service "D" Peak Hour. This area is generally depicted on Map J ("Exhibit B") which was based on data submitted with the ADA.
- A.(13)** "Vertical Development*" shall mean and shall be deemed to include the construction of new residential units and new commercial units or the reconstruction or addition to any structure.
- A.(14)** "Warranted*" shall mean a determination by the County Transportation Division, Public Works Department based on generally accepted transportation engineering practices that the Acceptable Level of Service* cannot be maintained on a roadway segment or intersection without the construction of a transportation improvement required by this Development Order. All vehicle trips on the roadway segment or intersection shall be counted regardless of their source in making this determination, not merely the trips generated by Cypress Banks.

**TABLE 1
IMPACTED TRANSPORTATION FACILITIES
(1989 TO 2009)**

S.R. 70

U.S. 301 to 45th Street East
45th Street East to Caruso Road
Caruso Road to I-75
I-75 to West Project Entrance
West Project Entrance to Lorraine Road

University Parkway

1 mile west of I-75 to Lockwood Ridge Road
I-75 to 1 mile west of I-75
U.S. 301 to Lockwood Ridge Road

Interstate 75

S.R. 70 to University Parkway
University Parkway to Fruitville Road
S.R. 70 to S.R. 64

9th Street East

1st Street to 53rd Avenue East

Washington Boulevard

DeSoto Road to Fruitville Road

Fruitville Road

I-75 to 0.5 mile east of Lockwood Ridge Road

SECTION 6. CONDITIONS:

DEVELOPMENT CONDITIONS

B.(1) This Development Order grants approval of the Application for Development Approval (ADA) of the Cypress Banks Development as depicted on the Master Development Plan*. At such time that the Developer* submits an application for Preliminary Development Plan* (PDP) approval for any portion of the project, the Developer* shall satisfy the Manatee County Transportation Authority* and Planning Department that the Traffic Study* for that Phase, as defined in "Exhibit D" (revised 4/27/99), reflects the conditions at the time of PDP application. In the event that the County staff finds that the previous traffic analysis does not accurately reflect the conditions at the time of such submittal, a revision of that traffic study must be completed. No Phase or Vertical Development* shall be carried out if such development would result in a degradation of the Acceptable Level of Service* on the roadway segments and intersections within the Transportation Impact Area* except as provided for in Paragraph C.(3). However, nothing set forth in this Development Order shall require the County to issue any Development Approvals* in violation of Chapter 163, Florida Statutes (FS). As stated below, the Developer* may, at its option, update and verify the existing traffic study when it can be shown that the conditions described in the Traffic Study* have not substantially changed.

B.(2) Preliminary Development Plan* Approvals shall be granted on the basis of demonstrated available roadway capacity as described under the

Transportation Conditions herein and shall be a criterion for approval of the PDP for subsequent submittals.

- B.(3)** The Developer* shall submit a revised Preliminary Master Development Plan* prior to any further preliminary development approvals upon adoption of this R-99-25. Preliminary Development Plan* applications for Phases 2, 3 and 4 shall be submitted within six (6) months of the anniversary date of the submittal of the first Preliminary Development Plan* or Preliminary Master Development Plan* coinciding with the Phasing time schedule shown in "Exhibit D" (revised 4/27/99). The Developer* shall complete or demonstrate substantial progress toward infrastructure, and building permit applications. Failure to meet this schedule may require a revised and updated Traffic Study* prepared in accordance with the provisions of Paragraph C.(2) to demonstrate that Acceptable Levels of Service* are still projected to exist at the time building permits are issued. The determination that a revised and updated Traffic Study* is required shall be made by the Board of County Commissioners at a public hearing with notice to the Developer* upon recommendation by the Director of Planning Department after consultation with the County Transportation Authority*.

If the Traffic Study* indicates that an Acceptable Level of Service* is not being maintained, or is projected to be unacceptable at the time of Final Approval, failure to meet the time schedule set forth above shall result in the withholding of future building permits for Phase I and subsequent Phases, until an Acceptable Level of Service* is obtained, or other commitments are made as set forth in Paragraph C.(3). **(Completed)**

- B.(4)** In the event a Preliminary Development Plan* for Phase II, III or IV is submitted more than one year in advance of the schedule established in "Exhibit D" (revised 4/27/99), the Developer* shall define changes in the scheduling of impacts and shall set forth the methods of accommodating such impacts. **(Completed for Phase 2.)** Nothing in this Development Order shall require the Board of County Commissioners to approve a Preliminary Development Plan* submitted in advance of the schedule set forth in "Exhibit D" (revised 4/27/99).

- B.(5)** A revised geographic delineation of the Phasing Plan for the entire project shall be submitted for approval at the time of submittal of the revised Preliminary Development Plan* for a Phase or Sub-Phase, or at the time of submittal of the Preliminary Master Development Plan*. The phasing plan shall include the number and types of units, with square feet, land areas and densities and intensities for each residential Sub-Phase. **(Complied for Phases 1 and 2.)**

TRANSPORTATION CONDITIONS

C.(1) The Acceptable Level of Service*, in accordance with the technical guidelines acceptable to the Tampa Bay Regional Planning Council (TBRPC), the Department of Community Affairs (DCA), and Manatee County shall be maintained on all of the roadway segments or intersections located within the Cypress Banks Transportation Impact Area* as provided for in Paragraphs C.(3) and C.(4).

C.(2) Traffic Studies* will be required with each application for Preliminary Development Plan* Approval pursuant to the Manatee County Land Development Code (LDC) **[Completed for the first 1,405 units which are Phase I]**. Such studies shall be designed to determine the specific roadway improvements required for subsequent PDP approval to determine if the traffic generated by the proposed PDP in combination with prior approvals of this project will be five percent (5%) (or whatever greater percentage may be employed from time to time by the Tampa Bay Regional Planning Council [TBRPC] or Manatee County) or greater than the Service Volume as defined by the 1985 Highway Capacity Manual of any roadway segment or intersection in the Transportation Impact Area* and generally depicted on Map J ("Exhibit B"). Such studies shall use a methodology acceptable to the County Transportation Authority*, TBRPC, and DCA. Any such Traffic Study* shall consider traffic to be generated by the proposed PDP, existing traffic, and traffic anticipated from all prior Development Approvals* impacting the same roadway.

The Developer*, at his option, may update and verify to the Manatee County Transportation Authority* and the Planning Department that the existing traffic study continues to represent the traffic situation as it exists at the time of Preliminary Development Plan* application approval. The traffic study that will be verified and updated must represent the Phase of development in which the portion of the project referenced is part. That is, the Developer* will be required to provide updated traffic studies coinciding with the Phase schedule provided in "Exhibit D" (revised 4/27/99).

C.(3) Approval of each Preliminary Development Plan* **[completed for Phase I]** shall be contingent upon satisfaction of the following:

A. Approval and development of the Preliminary Development Plan* shall not generate traffic which, in conjunction with existing traffic and traffic anticipated as a result of other Development Approvals*, will have the probable result of causing or contributing to the degradation of the

Acceptable Level of Service* on roadway segments and intersections within the Transportation Impact Area*; OR

B. If approval and development of the Preliminary Development Plan* generates traffic which, in conjunction with existing traffic and traffic anticipated as a result of other Development Approvals*, will have the probable result of causing or contributing to a degradation of the Acceptable Level of Service* on roadway segments or intersections within the Transportation Impact Area*, one of the following conditions shall be met:

1. All of the Warranted* improvements, to prevent degradation of Acceptable Level of Service* within the Traffic Impact Area*, are scheduled for construction commensurate with the buildout schedule for the applicable phase through a funding mechanism and sources acceptable to Manatee County. Funding mechanisms and sources acceptable to Manatee County shall include state commitments to the improvements within a 5-year capital improvement program, other local government programming of construction of the improvements within a 5-year program, Manatee County's inclusion of construction of the improvements in the 5-year capital improvements program, or local development agreements pursuant to Section 5.1.6.2 of the Manatee County Comprehensive Plan; OR
2. For all development after the first 1,405 residential units in Phase I, the Developer* shall submit a 380.06 traffic analysis to identify transportation impacts and shall amend the Development Order to incorporate the necessary mitigation requirements. The Developer* shall be entitled to utilize any mitigation option deemed appropriate by Manatee County which is consistent with the requirements of Chapter 380 and the rules and policies of the TBRPC and DCA.

C.(4) Any payments provided by the Developer* to the County under stipulation C.(3) above shall receive credits toward transportation component impact fees subsequently due Manatee County if such credits are allowed under Manatee County Ordinance 86-09, as it may be amended from time to time. Such payments shall not prevent Manatee County from revising or increasing the impact fees due from the Developer* to which applicable advance sums shall be applied, unless the impact fees have been paid pursuant to a fee agreement pursuant to Manatee County Ordinance 86-09.

- C.(5)** If the Traffic Studies* required in Paragraph C.(2) above show that Acceptable Levels of Service* are not being maintained on the roadway segment listed in Table 1 or if funding as set forth above is not provided, then Manatee County government shall withhold PDP approval. PDP approval shall be withheld until the funding commitments set forth above for the improvements necessary to achieve the Acceptable Levels of Service* have been obtained, which will ensure the construction of the roadway segment(s) prior to the anticipated build-out of the Phase for which approval is sought. This provision shall not be construed so as to obligate Manatee County to participate in the construction or funding for construction of said improvements except when said improvements are identified in the County's Transportation Improvement Plan.
- C.(6)** Pursuant to the Developer's* request that Relocated 301 improvements as originally noted in "Exhibit C", be modified to acknowledge the fact that the roadway currently operates at a level above that of the typical four-lane divided highway, the Manatee County Transportation Division* has agreed to remove references to link improvements for Relocated 301. The Manatee County Transportation Division reserves the right to require intersection analysis at the time that future Traffic Studies* are undertaken.
- C.(7)** The additional access point to State Road 70, located east of the SR70 and Lakewood Ranch Boulevard intersection, shall be limited to right-turn-in and right-turn-out movements only, with an optional left-turn-in directional median cut, if fully permitted by FDOT.
- C.(8)** The Cypress Banks DRI shall include an internal east-west roadway connecting Lakewood Ranch Boulevard and Lorraine Road. This connector roadway shall not be Summerfield Parkway. The connector roadway shall be the connector roadway shown on the Phasing Plan/Revised Master Development Plan (revised March, 1999) entered in to the record for this case). The applicant shall submit a revised Map H which includes the east-west connector roadway prior to any Preliminary Site Plan or Preliminary Plat approvals following adoption of Ordinance 99-25.

ENVIRONMENTAL CONDITIONS

- D.(1)** A surface water and quality monitoring program and any amendment thereto shall be submitted to the Manatee County Environmental Management Department (EMD) (or their successors) for approval and the Tampa Bay Regional Planning Council (TBRPC) for review and shall provide one (1) year of pre-construction base-line data acceptable to the Environmental Management Department (EMD) (or their successors) **[Completed]**. Construction monitoring shall be initiated at the beginning of construction

- D.(4)** All wetlands within the site are considered “jurisdictional” and thus shall be altered only with approval of all applicable jurisdictional entities and in accordance with the Manatee County Comprehensive Plan.
- D.(5)** The development shall adhere to the provisions of the Manatee County Land Development Code (LDC), particularly Section 714, having to do with tree protection except in those areas shown on “Exhibit E” (modified Map D&F in the ADA) designated as forest cultivation areas at the time of Conceptual Plan Approval.
- D.(6)** Representative tracts of all major native upland vegetative communities shall be set aside in their natural state to serve as conservation areas. These shall be clustered to the greatest degree possible in order to maximize the intrinsic value of habitat diversity.
- D.(7)** A single specimen Simpson zephyr-lily (*Zephyranthes simpsonii*) was observed in an area not designated as a preserve. All other protected plant species were observed within habitats designated for preservation. The Developer* shall coordinate with the Florida Department of Agriculture and Consumer Services for the relocation of any plant species listed in Section 581.185(a) and (b), Florida Statutes (FS) and found on-site in an area which is not to be preserved on the Master Development Plan*.
- D.(8)** Where feasible, the Developer* shall utilize multi-story structures on non single-family residences to save natural land cover and reduce the amount of impervious surface.
- D.(9)** Where feasible, the Developer* shall preserve and otherwise utilize native and low-maintenance vegetation to reduce fertilizing and water requirements.
- D.(10)** No development activities shall be permitted within State and Federal jurisdictional wetlands except where permitted by the Department of Environmental Protection (DEP), Southwest Florida Water Management District (SWFWMD), or the Army Corps of Engineers and in accordance with the Manatee County Comprehensive Plan.
- D.(11)** Stormwater management system design shall, to the maximum extent possible, incorporate and utilize isolated wetlands outside the DEP jurisdiction. Mitigative measures may be acceptable to replace removed wetlands.
- D.(12)** There shall be a fifty foot (50') buffer zone, in conformance with the Manatee County Land Development Code, established adjacent to post-development

jurisdictional wetlands. Where the buffer zone has been substantially retained in an unaltered natural state at the time of the adoption of The Manatee County Comprehensive Plan, said buffer shall be located between any private lot lines and the post development jurisdictional wetland. All building setbacks shall be measured from the buffer zone. All buffers shall be identified as an undisturbed conservation easement for Manatee County on the Preliminary* and Final Development Plans and Subdivision Plats and shall be physically identified on site at property lines so as to be visible where the easement crosses the property line. Each development subphase shall include deed restrictions that prohibit development activity and removal of native vegetation and require that any replanting within the buffer be with flora native to Manatee County.

- D.(13) Bridges crossing tributaries shall be designed so that bridge abutments are placed landward of wetland vegetation as defined by the Florida Department of Environmental Protection (FDEP).
- D.(14) All development within Cypress Banks shall meet all of the regulations and precepts of the adopted Manatee County Comprehensive Plan, as amended.

DRAINAGE

- E.(1) Stormwater discharge facilities shall be designed and constructed so as to include an additional level of treatment equal to at least fifty percent (50%) of the treatment criteria specified in Rule 17-25.035(1)(b) or Rule 17-25.04 or Rule 17-25.042, F.A.C.
- E.(2) In conjunction with the water quality monitoring program set forth above, the Developer* shall develop and institute a monitoring program to monitor surface water and groundwater quantity to ensure that pre-development levels of water flowing towards the Evers Reservoir are maintained. This monitoring plan shall be developed by the Developer* in conjunction with and subject to the written approval of Manatee County **[completed]**.
- E.(3) Existing net water flow (groundwater and surface water) contributions from the site to the Braden River watershed shall be maintained and their natural seasonal fluctuations preserved during all phases of development. Beginning two (2) years from the date of issuance of the original Development Order and continuing annually thereafter until buildout, the Developer* shall provide the County Environmental Management Department (EMD) (or their successor) with a wet season/dry season water budget which calculates pre-development and post-development flows to the Braden River watershed. The water budget shall include monthly rainfall records and calculated runoff, evapotranspiration, and groundwater flow and shall be done separately for normal and ten-year

drought conditions. Should the County Environmental Management Department (EMD) (or their successor) analysis of the data provided indicate a trend that groundwater and surface contributions from the site to the Braden River watershed are not being maintained, then the County may require the Developer* to prepare a detailed analysis of the drainage system and a revised drainage plan that includes all appropriate remedial measures. The County may also require immediate remedial action to mitigate the identified surface water and groundwater shortfalls from the site and require long-term mitigation in accordance with the revised plan.

- E.(4)** The Developer* has proposed the use of a double-underdrain filtration system at all downstream outfalls to provide additional nutrient and suspended solids removal not typically provided. The Developer*, in conjunction with the Phase I Preliminary Development Plan submittal, shall be required to develop a maintenance schedule which will assure that the system is functioning as designed [**Completed for phase I**]. Further, the Developer*, his heirs and assigns (or designated entity) shall be required to implement and continue this maintenance program for the duration of the project.

The Developer* shall warrant, by bond or other mechanism acceptable to the County, the performance of his stormwater management system in compliance with County and State standards for two (2) years beyond the build-out period of development within each hydrologic unit.

- E.(5)** Beginning within the 2-year period after build-out and continuing in perpetuity, the Homeowners Association or District* shall be responsible for stormwater monitoring data collection and reporting, operation and maintenance, and renewal and replacement of the stormwater management systems as required in the development approval.

The County shall have the authority to assess the Homeowners Association or District* for continuing performance of the systems in compliance with the standards set forth in the monitoring program.

- E.(6)** There shall be no net loss of hydrologic storage and conveyance capacity caused by this development within the 100-year floodplain or an increase in flood elevations as defined by the referenced SWFWMD study.

- E.(7)** Prior to the issuance of any relevant construction permits for each phase or subphase of the Cypress Banks development, the Final Drainage Plan for each applicable phase or subphase of Cypress Banks shall be submitted to DEP and TBRPC for review and to SWFWMD and Manatee County's Planning

Department and Environmental Management Department (EMD) (or their successor) for approval.

E.(8) To protect the water quality, the Developer* shall be required to include the following parameters:

- a. The drainage system shall be designed to provide retention, or detention with filtration/assimilation treatment in order to meet or exceed all applicable state, regional, and local requirements including Rule 17-25.035(1)(b), FAC, and SWFWMD Rule 40D-4, FAC;
- b. No stormwater discharge shall cause a violation of the Class I Water Quality Standards as set forth in Chapter 17-3, FAC;
- c. The proposed retention/detention wetland systems shall be designed, constructed, and maintained pursuant to the guidelines of the Stormwater and Lake Systems, Maintenance and Design Guidelines (TBRPC, 1978)
- d. The Developer* shall formulate guidelines for the maintenance of the golf courses within the 100-year floodplain adjacent to the Braden River and its tributaries that include and address the limited use of herbicides, pesticides, and fertilizers. These guidelines must be established and approved by Manatee County Environmental Management Department (EMD) (or their successor) prior to commencement of development and issuance of permits;
- e. All golf courses must be treated as developed areas with their runoff routed through the subbasin retention/detention systems; and
- f. The Developer* will provide for positive outfalls for all off-site flows through the development. These positive outfalls may be in the form of swales and channels that will direct the flow around the site.

E.(9) The Developer* shall establish hydroperiod and normal water levels through field survey and maintain these for existing wetland areas that shall be connected to the stormwater management system. The Developer* has identified several wetland areas that will be improved by returning water levels and hydroperiods to their natural state. The Developer* shall identify the wetlands to be improved with each PDP submittal.

E.(10) All development shall meet or exceed the recommended Best Management Practices developed for the Southeast Study Area. Stormwater management

system designs shall meet or exceed the guidelines in Camp Dresser & McKee's Final Report (9/85). Designs shall incorporate Best Management Practices, be based on site-specific data (surface and groundwater quality and quantity), reflect seasonal variations, and seek to enhance, where feasible, water quality contributions to the Braden River.

- E.(11)** Stormwater discharge, either direct or indirect, shall not cause a receiving water body (Water of the State) to violate limits as defined in Class I - Potable Water Supplies and Surface Waters General Criteria of Chapter 17-3, FAC or any other applicable state or local regulations that may be adopted at a later date.

However, where background conditions in the water body may not meet the above-stated limits due to non-abatable natural causes, site-specific alternative criteria may be established when an affirmative demonstration is made to the Manatee County Environmental Management Department (EMD) (or their successor) that an alternative standard is more appropriate and approval of such criteria is given by said Department.

HAZARDOUS WASTE

- F.(1)** Upon approval by Manatee County, the Developer* shall provide to all Cypress Banks businesses information that:

- a. Indicates types of wastes and materials that are considered to be hazardous and shall be stored or disposed of only in the specially-designated containers/areas; and
- b. Advises of applicable statutes and regulations regarding hazardous wastes and materials at the time of purchase or lease, including the reporting requirements of Chapter 252, Florida Statutes.

- F.(2)** The Developer* shall require that any hazardous waste will be transported and disposed of in a manner consistent with applicable regulations through restrictive covenants.

ENERGY CONSERVATION

- G.(1)** The Developer* shall institute the following list of energy conservation measures referenced on pages 201-203 of the ADA, including:

- a. "Watt-wise Construction" with increased insulation and high efficiency mechanical appliances such as typical household appliances and those for heating and cooling systems;
- b. Cross-ventilation;
- c. Window orientation for the most efficient heating and cooling systems;
- d. Solar heating and cooling systems; and
- e. Low pressure sodium lamps for exterior lighting.

GENERAL CONDITIONS

- H.(1)** The Developer* shall be required to adhere to any and all commitments made in the ADA and subsequent sufficiency responses listed in Composite Exhibit "A" attached hereto and by reference incorporated herein, unless that commitment is superseded by a Development Order Condition.
- H.(2)** The Developer* shall adhere to the following soil, wind, and water erosion abatement methods given on page 22 of the ADA, including:
- a. Preserve existing trees as buffers between adjacent developed areas;
 - b. Control development progress so that a minimal amount of acreage (i.e., 40-80 acres) is cleared at any one time;
 - c. Control development progress so that the potential for two adjacent parcels to be cleared at the same time is minimal;
 - d. Preserve natural land cover by selective site clearing (e.g., limit clearing of lake excavation areas and road right-of-way in a typical subdivision);
 - e. Sod or seed and fertilize cleared areas and lake banks immediately upon completion of grading activities;
 - f. Utilize water spray trucks to suppress and control dust generation in heavy construction areas;
 - g. Design swales, ditches, and culverts for peak velocities in the three (3) to six (6) feet per second maximum range; and

- h. Preserve the existing natural vegetation along the Braden River, Wolf Slough and other unnamed tributaries to minimize the potential for erosion during construction.

H.(3) The Developer* shall submit a plan to Manatee County and the Tampa Bay Regional Planning Council (TBRPC) for using non-potable water for landscape and open space irrigation with each Preliminary Development Plan*.

H.(4) The Developer* indicates that wastewater treatment and disposal shall be by the County utilizing the Southeast Regional Wastewater Treatment Plant. In the event that capacity is not available, the Developer* will be required to provide for the treatment plant expansion and the ultimate disposal of all the wastewater generated by the project or construction of the interim plant at an off-site location out of either the WO-E or WO-M. Any and all wastewater facilities must be designed in accordance with all applicable regulations including the obtaining of all appropriate permits for construction and operation. No septic system shall be permitted within the development.

H.(5) No sewer lift stations shall be built where emergency discharges have the potential for direct discharge into the Braden River, its tributaries, or Evers Reservoir.

H.(6) Sewer lift stations shall be designed and equipped in accordance with Manatee County's Public Services Department guidelines with several means of backup, to provide assurance against equipment failure and discharge to the environment. These shall include:

- a. Lift stations with 35HP (or less) motors shall have an auxiliary generator receptacle on the panel box;
- b. Stations with greater than 35HP motors shall include an on-site stationary generator set with remote transfer capability;
- c. Wet wells to contain sewage line surcharges/overflows;
- d. Emergency bypass pumpouts for tank trucks; and
- e. 100 percent redundancy in lift station pumping equipment.

H.(7) The Developer* shall maintain all waterlines and fire hydrants not dedicated to the County.

H.(14) The availability of adequate service/capability to provide water, wastewater treatment, solid waste disposal, electricity, water, police, fire, and EMS service shall be demonstrated with each Preliminary Development Plan* submittal.

H.(15) SMR-1 Development Corporation, its successors, assigns and/or transferees, shall submit annual DRI reports in accordance with Section 380.06(18), FS, to Manatee County, the Tampa Bay Regional Planning Council, the State Land Planning Agency, and other agencies, as may be appropriate, on the anniversary of the effective date of R-95-220 (February 22, 1996) and each year thereafter until such time as all terms and conditions of this Order are satisfied. Six copies of this report shall be submitted to the Director of Manatee County Planning Department or the Director's designee, who shall review the report for compliance with the terms and conditions of this Order and may submit an appropriate report to the County Commission should the Director decide that further orders and conditions are necessary. The Developer* shall be notified of any Board of County Commissioners hearing wherein such report is to be reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, waiver or change of conditions as to any terms or conditions of this Order. The annual report shall contain the following:

- (a) Any changes in the plan of development, or in the representation contained in the ADA, or in the phasing for the reporting year and for the next year;
- (b) A summary comparison of development activity proposed and actually conducted for the year;
- (c) Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developer;
- (d) Identification and intended use of lands purchased, leased or optioned by the Developer* adjacent to the original DRI site since the development order was issued;
- (e) An assessment of the Developer's* and the local government's compliance with the conditions of approval contained in the DRI development order and the commitments that are contained in the Application for Development Approval and which have been identified by the local government, the Regional Planning Council, or the Department of Community Affairs as being significant.

- (f) Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;
- (g) An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;
- (h) A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;
- (i) A statement that all persons have been sent copies of the annual report in conformance with Subsections 380.06(14) and (16), Florida Statutes; and
- (j) A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to Subsection 380.06(14)(d), Florida Statutes.

H.(16) If more than five years shall elapse between approval of this Order and commencement of actual development under County development approval, [development commenced within time frame] or if any five-year period shall expire without significant development activity on the site, the Board of County Commissioners may conduct a public hearing in accordance with the Land Development Code and may, at its option, based on testimony presented at that hearing, rescind any and all approvals granted herein except where the failure to carry out development is attributable to factors beyond the control of the Developer* such as the unavailability of permits because of inadequate public facilities, or for any other similar reason. For the purpose of this provision, "significant development" shall be the actual construction of site improvements or buildings as part of an ongoing effort to prepare improved land or buildings for sale, lease, or use.

H.(17) Should the Developer* fail to conduct monitoring or maintenance in accordance with the provisions of this Development Order, all construction within the Cypress Banks Development shall cease until monitoring or maintenance as required herein has been restarted and, in the case of a failure to properly monitor, one year of new baseline data acceptable to Manatee County has been obtained and verified.

H.(18) This Development Order shall expire on August 7, 2014.

H.(19) Gopher tortoises encountered in areas slated for construction will be relocated, after obtaining the appropriate permits from Florida Game and Fresh Water Fish Commission, to the conservation area specifically preserved for them (ADA, pg. 100). Should the Developer* not be able to obtain said permits, the active gopher tortoise burrows shall be preserved within a fifty foot (50') buffer.

H.(20) In order to ensure that people will find adequate housing opportunities reasonably accessible to their places of employment, the Developer* shall, prior to commencement of development for Phase II, conduct an analysis of the housing needs to be created by the development and determine the availability of adequate housing proximate to or otherwise reasonably accessible to the development. This analysis and determination shall be accomplished using a methodology approved by the Department of Community Affairs. If such analysis indicates that the development will create substantial need for adequate housing that is not being provided by other residential developments proximate to the development or if such analysis indicates that the development would not substantially further the creation of adequate housing opportunities reasonably accessible to places of employment, then the Developer shall prepare a Housing Affordability and Implementation Plan (HAIP) and adopt the HAIP as an amendment to this development order. The HAIP shall comply with the goals and standards established by the Tampa Bay Regional Planning Council's Comprehensive Regional Policy Plan, Manatee County's 2020 Comprehensive Plan, and all applicable rules and policies established by the state land planning agency prior to the commencement of Phase II.
(Completed)

At a minimum, the HAIP shall contain:

1. Specific provisions for onsite housing delivery, including housing delivery alternatives;
2. Specific provisions for offsite housing in addition to onsite housing or when onsite housing would be impracticable;
3. Specific mechanisms for HAIP implementation;
4. Provisions to ensure continued adequacy of units provided;
5. Monitoring provisions;
6. Location and placement of adequate housing units; and

7. An assessment of the HAIP and its relationship to the local comprehensive plan in regard to the need for adequate housing.

The HAIP may also contain:

8. Proposed provisions for crediting the Developer for activities that address adequate housing opportunities; or
9. Proposed Developer incentives for providing adequate housing opportunities such as density bonuses, density transfers, alternative or expedited development review, or partial or full fee waivers.

SECTION 7. DEVELOPER COMMITMENTS

The following items have been committed to by the developer in the ADA submittal and subsequent sufficiency responses.

General Project

1. The project will feature bike and pedestrian paths, interconnecting the housing areas of each owner to the recreation facilities, resort center and the community shopping center. (Application for Development Approval [ADA], pg. 7)

Air Quality

1. Several steps will be taken during the construction phases to reduce emissions generated by the project. (ADA, pg. 17)
2. Clearing and grubbing operations at the individual building sites will proceed only when construction is planned. Currently accessible watering procedures will be employed if fugitive dust becomes a problem. Upon completion of construction and final grading, disturbed areas will be seeded, sodded, or mulched. (ADA, pg. 18)

Soils

1. The development will use such methods as: retention lakes, free draining grass swales, and properly designed underdrains to reduce soil limitations, as well as limiting development in certain swamp, marsh, and alluvial zones. (ADA, pgs. 19 and 21)
2. The following wind, water and soil erosion abatement methods will be followed:

- preserve existing trees as buffers between adjacent developed areas.
- control development progress so that a minimal amount of acreage (40-80 acres) is cleared for building sites at any one time.
- control development progress so that the potential for two adjacent parcels to be cleared at the same time is minimal.
- sod or seed and fertilize cleared areas and lake banks immediately upon completion of grading activities.
- preserve natural land cover by selective clearing of the site.
- utilize water spray trucks in heavy construction traffic areas.
- design swales, ditches, and culverts for peak velocities in the three to six feet per second maximum range.
- preserve the existing natural vegetation along the Braden River, Wolf Slough and other unnamed tributaries. (ADA, pp. 21-22).

Water

1. An appropriate water quality monitoring plan will be developed pursuant to the possible requirements of the Development Order and subsequently submitted to TBRPC for review and comments. It will be designed to establish background and to assure compliance with all state standards, as set forth in Chapter 17-3 and Rule 17-4.242 (ADA, pg. 42) [completed for phase I].
2. Best Management Practices and design guidelines specified in Chapter 17-25, FAC, Rules of the Department of Environmental Protection, and Chapter 40D-4, Rules of the Southwest Florida Water Management District will be employed. An extra level of treatment will be provided through the placement of a double underdrain filtration system at all downstream lake outfalls and the selected positioning of detention/retention basins adjacent to established wetland communities. (ADA, pg. 43)
3. Prior to discharge, 90.25 percent of the total site drainage will drain through a series of mitigative features such as swales, wetlands, detention/retention basins, and lake underdrain filters. The remaining 9.75 percent will drain from the predominantly natural "fringe-area" adjacent to the Braden River and three of the largest streams on-site, directly into the contiguous stream. (ADA, pg. 45)

Wetlands

1. None of the existing Freshwater Swamp habitats will be removed under the proposed development plan. The proposed removal of 5.3 acres of Bayhead will be confined to three isolated communities as shown in Map D/F. (ADA, pgs. 57-58)
2. In conjunction with the preservation of land along the Braden River and its tributaries, additional areas within drainage corridors will be conserved as buffer zones. (ADA, pg. 60)
3. The shoreline of the existing large mining pits on-site will be recontoured and a littoral zone constructed to facilitate establishment of emergent vegetation. (ADA, pg. 60)
4. The shoreline of the existing large mining pits on-site will be recontoured and a littoral zone constructed to facilitate establishment of emergent vegetation. (ADA, pg. 60)
5. Wetland associations depicted on Map H (revised 9/06/95) and Map K will be preserved. (Sufficiency Response [S.R.], pg. 1)
6. Several precautions listed on pg. 8 of the Sufficiency Response will be incorporated to protect wetlands during construction.
7. Retention of stormwater will provide at least as much recharge to the groundwater system as currently exists on-site. (S.R., pg. 8)

Floodplains

1. The main Zephyr lily and brown ladies' tresses, two state listed plant species in areas to be developed, will be transplanted on-site or to their preferred habitats of Pine Flatwoods or Xeric Oak Forest. The other listed species occurring on the site will be protected by preservation of their preferred wetland habitats. (ADA, pg. 86-87)
2. Portions of the preferred habitats for the endangered, threatened, and special concern species observed on-site will be preserved in conservation areas throughout the project site (ADA, pg. 100).
3. Gopher tortoises encountered in areas slated for construction will be relocated, after obtaining the appropriate permits from Florida Game and Fresh Water

Fish Commission, to the conservation area specifically preserved for them (ADA, pg. 100).

Economy

The developer will provide a pro-rata share contribution for Fire, EMS, and Police Station. (S.R. pg. 13)

Wastewater

1. The internal wastewater collection system and various pumping stations will be provided by the Developer in accordance with the regulations of the Public Works Department and constructed within the right-of-way dedicated to Manatee County (ADA, pg. 152).
2. The Developer will construct the off-site connection to the County system. (S.R., pg. 1)

Drainage

1. Approximately 48 acres of vegetated littoral zone will be created within the detention/retention lakes. (ADA, pg. 158)
2. Approximately 35 percent of the surface area of the detention/retention lakes will consist of vegetated littoral zone. The slopes in one marsh mitigation zone will be at least 8:1. (ADA, pg. 158)
3. All interior and minor drainage systems will be designed based on a ten-year storm event. The Soil Conservation Service method will be used throughout the design of the drainage system. (ADA, pg. 158)
4. Additional treatment of stormwater will be accomplished by providing double underdrain filtration at all lakes which are final discharge points to on-site existing drainageway. The double underdrain system will be sized to filter the first one-half inch of runoff from downstream subbasins in 72 hours. (ADA, pg. 161)
5. All major drainageways will contain easements so that the County maintenance crews will have right of access. Easements will be of sufficient size to include additional surface width to allow heavy equipment to work adjacent to the drainage ditch or slough (ADA, pg. 180). It is the goal of this commitment to provide the necessary maintenance access while maintaining the pristine

nature of the fringe areas. Therefore, the County maintenance crews must strive to keep this fragile ecosystem intact and allow minimal intrusions.

6. In addition to easements, all homeowners and condominium associations or District* will have a prescribed stormwater management system maintenance program which will be sustained through assessment for maintenance of common elements. This will ensure that all structural and non-structural components of the stormwater management system will be kept in proper working order. (ADA, pg. 180)
7. All drainageways on the project will be private except where drainageways will cross the two major roadways which are proposed to be dedicated to Manatee County. (S.R., pg. 18)

Water Supply

1. Potable water demand will be satisfied by the off-site public supply while the non-potable irrigation demands will be obtained from on-site sources. (ADA, pg. 184)
2. The potable water supply system will be constructed by the Developer as each specific parcel is developed. Upon completion of each portion installed within County right-of-way, the system will be dedicated to MCPTD for operation and maintenance (ADA, pg. 187). All facilities not installed in County rights-of-way shall remain private.
3. The non-potable system will be maintained by its users (e.g., Homeowners Association, Condominium Association). (ADA, pg. 187)
4. The Developer will meet the National Fire Protection Association Code which is the current fire protection code or the Manatee County Comprehensive Plan, whichever is more stringent. (S.R., pg. 18)
5. The Developer will construct the off-site connection to the County system at the Developer's expense. (S.R., pg. 1)

Energy

There will be no on-site electrical generating facility. (ADA, pg. 198)

Recreation and Open Space

1. Tennis, racquetball, handball courts, and exhibition courts will be included in the total layout of the center. (ADA, pg. 212)

SECTION 8. LEGAL DESCRIPTION OF CYPRESS BANKS

THAT PART OF SECTION 17, TOWNSHIP 35 S., RANGE 19 E., LYING SOUTH OF STATE ROAD NO. 70.

ALSO:

THAT PART OF SECTION 20, TOWNSHIP 35 S., RANGE 19 E., LYING SOUTH OF STATE ROAD NO. 70.

ALSO:

THAT PART OF SECTION 21, TOWNSHIP 35 S., RANGE 19 E., LYING SOUTH OF STATE ROAD NO. 70.

ALSO:

THAT PART OF SECTION 22 , TOWNSHIP 35 S., RANGE 19 E., DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE S 89° 29' 58" E, ALONG THE SOUTH LINE OF SAID SECTION 22, 100.00 FT.; THENCE N 00° 30' 04" E, PARALLEL WITH THE WEST LINE OF SAID SECTION 22 AND 100.0 FT. EASTERLY THEREFROM, A DISTANCE OF 2397.34 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 950.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68° 46' 17", A DISTANCE OF 1140.27 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1050.00.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68° 37' 34", A DISTANCE OF 1257.64 FT.; THENCE S 89° 21' 12" E. PARALLEL WITH THE SOUTH RIGHT-OF-WAY OF STATE ROAD NO. 70. AND 900.00 FT. SOUTHERLY THEREFROM, A DISTANCE OF 872.00 FT.; THENCE N 00° 38' 48" E. PERPENDICULAR WITH SAID SOUTH RIGHT-OF-WAY, 900.00 FT. TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY STATE ROAD NO. 70; THENCE N 89° 21' 12" W. ALONG SAID SOUTH RIGHT-OF-WAY, 2250.12 FT. TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 22; THENCE S 00° 30' 04" W, ALONG SAID WEST SECTION LINE, 5162.33 FT. TO THE POINT OF BEGINNING.

ALSO:

THE NORTH 3077.34 FT. OF THE WEST ½ OF SECTION 28, TOWNSHIP 35 S., RANGE 19 E.

ALSO:

THE NORTHWEST 1/4 OF THE NORTH ½ OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 S., RANGE 19 E.

TOGETHER WITH AND INCLUDING THE FOLLOWING TWO PARCELS OF LAND:

COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 35 S., RANGE 19 E.; THENCE N 00°22' 41" E, ALONG THE WEST LINE OF SECTION 29, A DISTANCE OF 2656.57 FT. TO THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 29, ALSO BEING THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 29; THENCE S 89°30' 30" E, ALONG THE SOUTH LINE OF THE NW 1/4, A DISTANCE OF 298.54 FT TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°30' 30" E, ALONG THE SOUTH LINE OF THE NW 1/4 , A DISTANCE OF 129.98 FT. TO A POINT HEREINAFTER CALLED POINT "B" ALSO BEING A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT BEARS S 49°26'14" E, A DISTANCE OF 295.00 FT.; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°55' 45", A DISTANCE OF 61.42 FT.; THENCE N 61°21' 58" W, A DISTANCE OF 107.63 FT. TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE ABOVE DESCRIBED POINT "B"; THENCE S 89°30' 30" E, ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 24.12 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°30' 30" E, ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 767.44 FT.; THENCE S 00°29' 12" W, A DISTANCE OF 46.03 FT.; THENCE N 89°30' 48" W, A DISTANCE OF 469.78 FT.; THENCE N 61°13' 53" W, A DISTANCE OF 51.46 FT.; THENCE S 85°03' 09" W, A DISTANCE OF 131.05 FT. ; THENCE S 33°11' 55" W, A DISTANCE OF 59.75 FT.; THENCE N 46°13' 24" W, A DISTANCE OF 123.10 FT. TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND;

COMMENCE AT THE SECTION CORNER COMMON TO SECTION 29, 30, 31 AND 32, TOWNSHIP 35 S., RANGE 19 E.; THENCE N 00°22' 41" E, ALONG THE WEST LINE OF SECTION 29, DISTANCE OF 2656.57 FT. TO THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 29; THENCE S 89°30' 30" E, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 211.38 FT. TO THE POINT OF BEGINNING; THENCE N 26°03' 03" E, A DISTANCE OF 41.15 FT.; THENCE S 61°21'58" E, A DISTANCE OF 78.71 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SW 1/4 AT A POINT HEREINAFTER

CALLED POINT "A"; THENCE N 89°30' 30" W, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 87.16 FT. TO THE POINT OF BEGINNING,

AND

COMMENCE AT THE ABOVE DESCRIBED POINT "A"; THENCE S 89°30' 30" E, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 129.28 FT. TO THE POINT OF BEGINNING, AT A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT BEARS S 49°26' 14" E, A DISTANCE OF 295.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°12' 50"; A DISTANCE OF 16.55 FT.; THENCE S 46°13' 24" E, A DISTANCE OF 18.02 FT. TO THE INTERSECTION WITH THE NORTH LINE OF THE SW 1/4; THENCE N 89°30' 30" W, ALONG THE NORTH LINE OF THE SW 1/4, A DISTANCE OF 24.12 FT. TO THE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET MORE OR LESS.

ALL OF THE ABOVE BEING AND LYING IN TOWNSHIP 35 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

CONTAINING A NET OF 1790.8 ACRES MORE OR LESS.

SECTION 9. DEADLINE FOR COMMENCEMENT OF DEVELOPMENT:

Physical development of the project shall commence by August 8, 1992, unless the time period for commencement is extended by the Board of County Commissioners. **(Completed)**

SECTION 10. RESTRICTIONS ON DOWN-ZONING:

For two (2) years from the original date **(this time has passed)** upon which this order becomes final and the appeal period has ended, the County may not down-zone or reduce the intensity or unit density permitted by this order, unless the County can demonstrate that:

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

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

For the purposes of this order, the term "down-zone" shall refer only to changes in zoning, land use, or development regulations that decrease the development rights approved by this order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer by this

order. The inclusion of this section is not to be construed as evidencing any present or foreseeable intent on the part of the County to down-zone or alter the density of the development, but is included herein to comply with Paragraph 380.06(15)(c)3, Florida Statutes, (Supp. 1988).

SECTION 11. BINDING ORDER UPON DEVELOPER:

That this order shall be binding upon the Developer, its successors, assigns, or successors in interest.

SECTION 12. COMPLIANCE WITH CODES, ORDINANCES:

All development undertaken pursuant to this order shall be in accordance with all applicable local codes and ordinances in effect at the time of permitting, and other laws, except as specifically provided herein.

SECTION 13. RENDERING:

The Planning Department is hereby directed to send certified copies of this order within thirty (30) days of the date of signature by the Chairman of the Board of County Commissioners to the Developer, the Florida Department of Community Affairs, and the Tampa Bay Regional Planning Council.

SECTION 14. NOTICE OF RECORDING:

The Developer shall record a notice of adoption of this order as required pursuant to Chapter 380, F.S., and shall furnish the Planning Department a copy of the recorded notice.

SECTION 15. EFFECTIVE DATE:

This Ordinance shall take effect upon being signed by the Chairman of the Board of County Commissioners, the receipt of an official acknowledgment from the Department of State, and the expiration of any appropriate appeal period, which date shall be the effective date of this Ordinance or the effective date of this Development Order as the terms may be used herein.

SECTION 16. REPLACEMENT OF PRIOR DEVELOPMENT ORDERS:

Upon becoming effective, this Ordinance shall replace R-89-161 (R), R-92-170, R-94-133, and R-95-220 in their entirety.

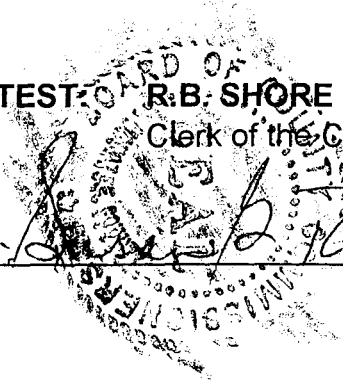
ADOPTED AND APPROVED with a quorum present and voting this 27th day of April, 1999.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Stan Stephen
Chairman

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

R. B. Shore



STATE OF FLORIDA, COUNTY OF MANATEE

This is to certify that the foregoing is a true and correct copy of the documents on file in my office. Witness my hand and official seal this 27th day of

MAY 1999

R. B. SHORE
Clerk of Circuit Court

By: Jane Roark D.C.

EXHIBIT A

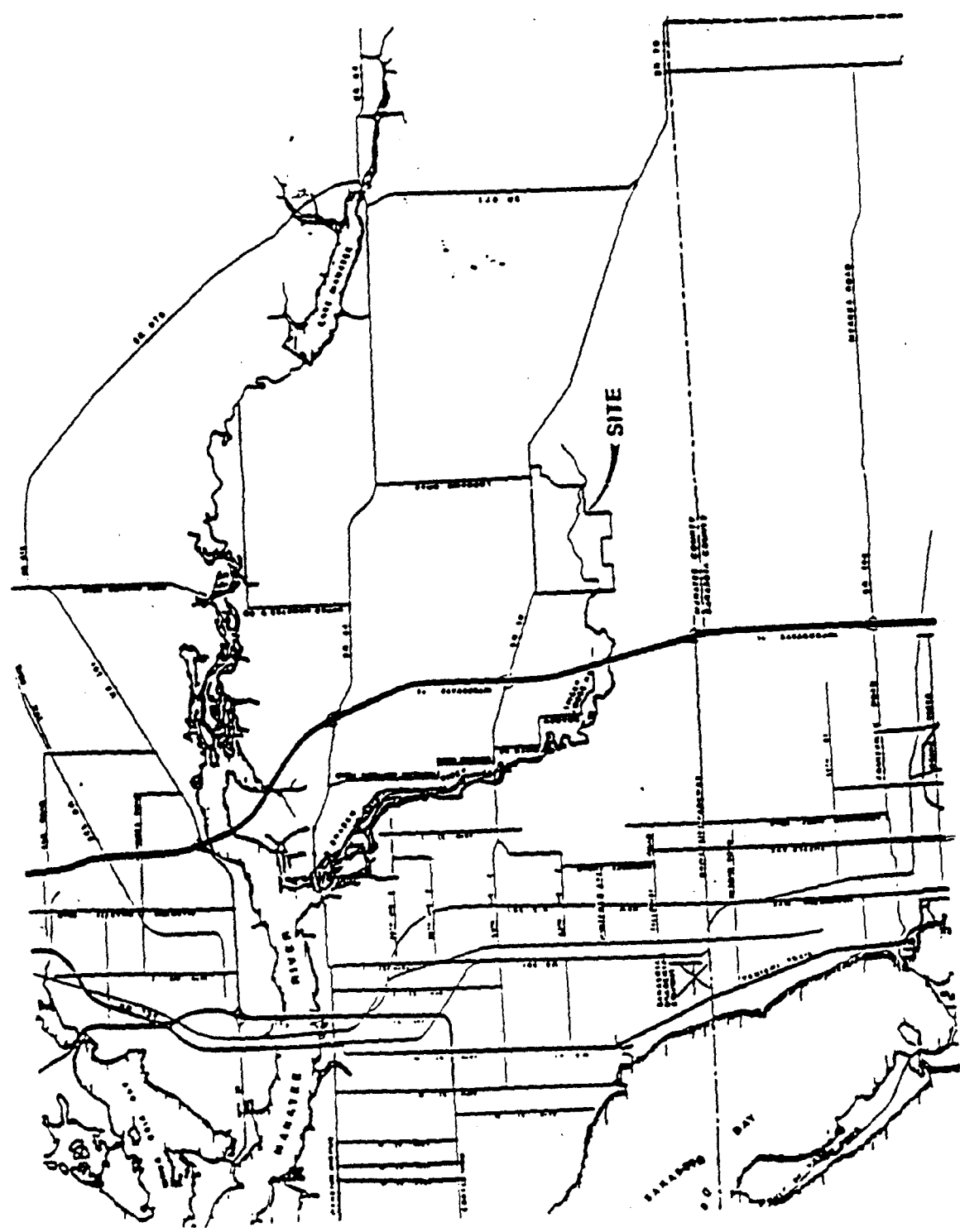
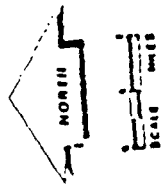
(ADA AND SUFFICIENCY RESPONSES)

**IS NOT ATTACHED DUE TO ITS LARGE SIZE
BUT IS ON FILE AT THE CLERK'S OFFICE AS ATTACHMENT
TO RESOLUTION R-89-161, APPROVED ON AUGUST 8, 1989.**

EXHIBIT 9
MAP J

TRANSPORTATION NETWORK

CYRESS DANKS



**EXHIBIT C
(REVISED)
Phase I**

<u>Improvement</u>	Project Traffic as Percent of Existing LOS C <u>Daily Capacity</u>	Project Traffic as Percent of Projected LOS C Peak <u>Capacity</u>
<u>Intersections</u>		
S.R. 70 @ Caruso Rd. Add eastbound left-turn lane to mitigate. Add eastbound and westbound through to restore. **Planned Programmed Improvement.		
S.R. 70 @ 45th Street Add eastbound and westbound through lane to mitigate and restore **Planned Programmed Improvement.		
<u>Site Access:</u>		
S.R. 70 @ West Entrance: Signalize, add eastbound right-turn lane, westbound left-turn lane, northbound left-turn lane, and northbound right-turn lane.	100	
S.R. 70 @ Middle Entrance: Add northbound left-turn/right-turn lane, unsignalized.	100	
<u>Fwy Ramp Intersections:</u>		
I-75 @ S.R. 70 Signalize. Eastbound intersection		8.9
Westbound intersection		8.3
<u>Links:</u>		
53rd Ave. (S.R. 70) U.S. 301 to 45th St.: 4-lane undivided to 6-lane divided	5.4	
S.R. 70 45th St. to Caruso Rd.: 4-lane undivided to 6-lane divided	10.9	

EXHIBIT C (Continued)
(REVISED)
Phase II

<u>Improvement</u>	Project Traffic as Percent of Existing LOS C <u>Daily Capacity</u>	Project Traffic as Percent of Projected LOS C Peak <u>Capacity</u>
<u>Intersections:</u>		
None.		
<u>Site Access:</u>		
S.R. 70 @ West Entrance: Add eastbound and westbound ST.	(100)	
S.R. 70 @ Middle Entrance: Signalize, add eastbound and westbound ST.	(100)	
S.R. 70 @ Lorraine Rd. Signalize, add eastbound right-turn lane, westbound through lane, northbound left-turn/ through/right-turn lane.	(100)	
<u>Fwy Ramp Intersections:</u>		
I-75 @ University Parkway Construct Ground Loop to separate traffic. (TBRPC)		11.0
<u>Freeway Ramps:</u>		
None.		
<u>Links:</u>		
53rd Ave. (S.R. 70) U.S. 301 to 45th St.: 4-lane undivided to 6-lane divided.	10.5	
S.R. 70 45th St. to Caruso Rd.: 4-lane undivided to 6-lane divided.	39.6 (21.0)	
S.R. 70 Caruso Rd.: 4-lane undivided to 6-lane expressway	50.0 (29.4)	

Links:

S.R. 70	143.0
I-75 to West Project Entrance: 2-lane rural to 6-lane divided.	
S.R. 70	90.2-113.4
Westerly Project Entrance to Lorraine Rd: 2-lane rural to 4-lane divided.	
University Pwky.	8.8
Rel. 301 to Lockwood Ridge Rd.: 2-lane undivided to 4-lane divided (Planned Programmed Improvement)	
University Pwky.	8.8
Lockwood Ridge Rd. to planned Honore Rd.: 2-lane rural to 6-lane divided.	
University Pwky.	16.0
Planned Honore Rd. to I-75: 6-lane divided to 6-lane expressway.	
I-75	13.7
S.R. 70 to University Pwky.: 6-lane freeway to 8-lane freeway	
I-75	6.9
University Pwky. to Fruitville Rd.: 6-lane freeway to 8-lane freeway.	
S.R. 64	
Morgan, Johnson Rd. to I-75 2-lane undivided to 4-lane divided. (Programmed for 4-lane prior to end of Phase I)	

Links (continued):

U.S. 301	
1st St. to 15th St.: 2-lane undivided to 4-lane divided.	
Fruitville Rd.	
Tuttle Ave. to McIntosh Rd.: 2-lane rural to 4-lane undivided. (Programmed 6-lane prior to end of Phase I)	
Fruitville Rd.	
McIntosh Rd. to I-75: 4-lane divided to 6-lane divided. (Programmed 6-lane prior to end of Phase I)	

<u>Improvement</u>	Project Traffic as Percent of Existing LOS C <u>Daily Capacity</u>	Project Traffic as Percent of Projected LOS C Peak <u>Capacity</u>
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Grade Separation

* U.S. 301 and 53rd Avenue East

8.6

Links (continued):

University Pkwy. Lockwood Rige Rd. to planned Honore Rd.: 6-lane divided to 6-lane expressway.	11.1 (7.3)
University Pkwy. Planned Honore Rd. to I-75: 6-lane expressway to 8-lane expressway.	20.3 (10.9)
I-75 S.R. 70 to University Pkwy.: 8-lane freeway to 10-lane freeway.	17.4 (13.1)
I-75 University Pkwy. to Fruitville Rd.: 8-lane freeway to 10-lane freeway. ,	8.7 (6.5)
Fruitville Rd. 0.5 mi. E. of Lockwood Ridge Rd. to I-75: 4-lane divided to 6-lane expressway.	9.2
*9th Street West 1st Street to 53rd Avenue East 4-lane divided arterial	14.9

Grade Separations:

*S.R. 70 @ Caruso Rd.	14.4
*S.R. 70 @ 45th Street	10.3
*Relocated 301 & 53rd Ave (S.R. 70)	5.9

Additional Link:

Washington Boulevard. DeSoto Road to Fruitville Road 6-lane divided arterial	5.7
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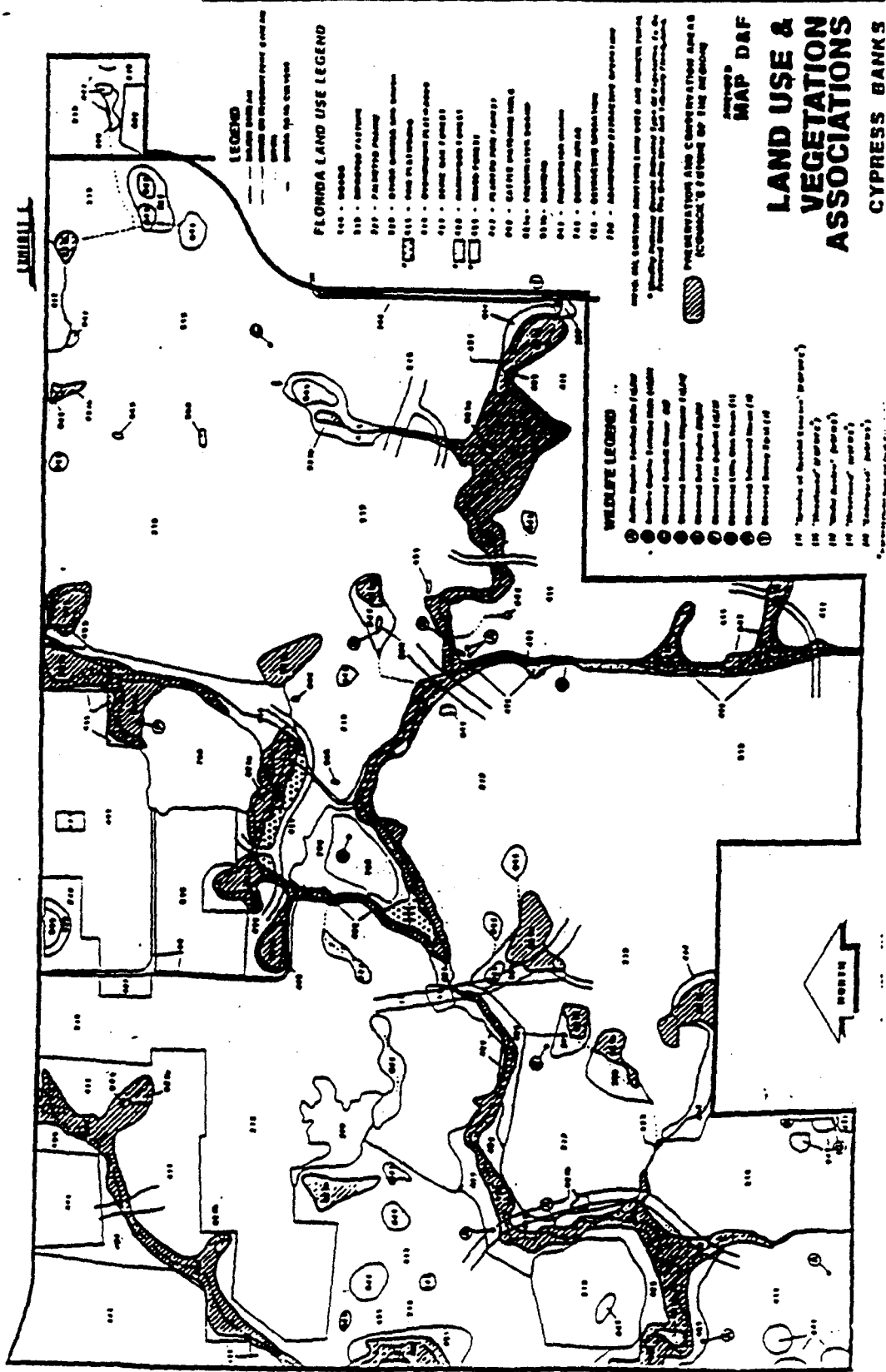
Links:

S.R. 70		
45th Street East to Caruso Rd.:	61.0	
6-lane divided to six-lane expressway.	(21.2)	
S.R. 70		
Middle Entrance to Lorraine Rd.:	116.0	
4-lane divided to 6-lane divided.	(68.2)	
*University Pkwy.		
Planned Honore Rd. to I-75:	24.6	
8-lane expressway to 8-lane freeway	(9.9)	
I-75		
S.R. 70 to University Pkwy.:	21.1	
10-lane freeway to 12-lane freeway.		
I-75		
University Pkwy. to Fruitville Rd.:	10.6	
10-lane freeway to 12-lane freeway		

NOTE:

1. Percentages shown are based on the existing capacity or projected capacity as shown in the column headings. The percentages shown in parentheses represent those for the improvement if the improvement for the previous phase is completed.
2. The Manatee County Public Works Department, Transportation Division has agreed that the Relocated 301 should not be considered a four lane divided highway as was done in the Kimley-Horn Transportation review. However, the road fully meets the definition of a limited access highway. Therefore, for the purposes of this document reference to link improvements for relocated 301 have been removed. The Transportation Division reserves the right to require in-depth review of the intersections in the analysis required for future phases as stated in the main body of this Development Order.

EXHIBIT E



LEGEND

- FLORIDA LAND USE LEGEND
- 100 - Unimproved land
 - 200 - Improved land
 - 300 - Pasture
 - 400 - Forest
 - 500 - Water
 - 600 - Wetland
 - 700 - Agricultural
 - 800 - Residential
 - 900 - Commercial
 - 1000 - Industrial

WILDLIFE LEGEND

- 10 - Open water
- 20 - Shaded water
- 30 - Wetland
- 40 - Forest
- 50 - Pasture
- 60 - Agricultural
- 70 - Residential
- 80 - Commercial
- 90 - Industrial

PREPARATION AND COMPILATION

MAP DAF

LAND USE & VEGETATION ASSOCIATIONS

CYPRESS BANKS

STATE OF FLORIDA, COUNTY OF HAMILTON
 I hereby certify that this is a true and correct copy of original map as filed in my office on the day of _____ 19____ at _____ in Hamilton County, Florida.
 P. D. Shore
 Clerk of Circuit Court
 Hamilton County, Florida