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DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

**MANATEE COUNTY ORDINANCE NO. PDMU-91-01(G)(R⁵)
GATEWAY NORTH (AKA ARTISAN LAKES.)**

FILE FOR RECORD
R. B. SHORE

2010 DEC 14 PM 2:27

AN ORDINANCE OF THE MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING AND RESTATING ORDINANCE PDMU-92-01(G)(R4) TO AMEND THE GENERAL DEVELOPMENT PLAN TO EXTEND THE PHASE 1 BUILD-OUT DATE BY FIVE YEARS; EXTEND THE PHASE 2 START DATE BY FIVE YEARS AND EXTEND THE BUILD-OUT DATE BY SIX YEARS; EXTEND THE PHASE 3 START DATE BY FIVE YEARS AND EXTEND THE BUILD-OUT DATE BY FIVE YEARS; ELIMINATE THE SUBPHASING OF PHASE 1; INCREASE THE OVERALL PROJECT AREA BY 1.0 ACRE; MOVE 225 SINGLE FAMILY UNITS FROM PHASE 3 TO PHASE 1; MOVE 38 TOWNHOUSE/ATTACHED VILLA UNITS FROM PHASE 1 TO SINGLE-FAMILY UNITS IN PHASE 1; MOVE 65 TOWNHOUSE/ATTACHED VILLA UNITS FROM PHASE 1 TO PHASE 3; RELOCATE THE COMMUNITY SERVICE PARCEL; ADD A MIXED USE PARCEL LOCATED NORTH OF MOCCASIN WALLOW ROAD; DELETE ONE ACCESS POINT TO 40TH AVENUE EAST; ADD ONE ACCESS POINT TO GILLET DRIVE; BASED ON JURISDICTIONAL DETERMINATION AND ENVIRONMENTAL RESOURCE PERMITTING DECREASE WETLAND ACREAGE BY 28.2 ACRES; INCREASE RESIDENTIAL ACREAGE BY 70.7 ACRES; DECREASE COMMUNITY SERVICE ACREAGE BY 0.7 ACRES; DECREASE RECREATIONAL ACREAGE BY 6.6 ACRES; INCREASE OPEN SPACE ACREAGE BY 12.2 ACRES; DECREASE THE LAKE/DETENTION AREA BY 45.8 ACRES; DECREASE THE ROW/TRANSMISSION LINE LAND USE CATEGORY BY 0.6 ACRES; ADD HOTEL AS A LAND USE ALLOWED THROUGH THE LAND USE EQUIVALENCY MATRIX; ADD TELECOMMUNICATION TOWER AS A LAND USE TO THE PROJECT; MODIFY DIMENSIONAL CRITERIA; UPDATE THE AUTHORIZED AGENT AND THE MASTER DEVELOPER; MODIFY THE DEVELOPMENT PARCEL LAYOUT AND LAND USES TO ACCOMMODATE THE ABOVE CHANGES; DELETE OR MODIFY CONDITIONS TO REFLECT NEW STANDARD LANGUAGE; AND MAKE THE NECESSARY AMENDMENTS TO THE GDP AND THE ZONING ORDINANCE TO REFLECT THESE CHANGES AND ANY OTHER REVISIONS DEEMED NECESSARY OR APPROPRIATE DURING THE PUBLIC HEARING PROCESS, AMENDING AND RESTATING THE EXISTING ZONING ORDINANCE; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. AMENDMENT AND RESTATEMENT OF ORDINANCE NO. PDMU-91-01(G)(R4). Ordinance PDMU-91-01(G)(R4) is hereby amended and restated in its entirety below. All prior zoning ordinances (and any site plans approved pursuant thereto) shall be superseded by this ordinance.

Section 2. DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in Ordinance 08-58, as amended, Section 380.06F.S., the Manatee County Comprehensive Plan, or the Manatee County Land Development Code, in that order of precedence.

Section 3. FINDINGS OF FACT. The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment to the Zoning Ordinance, the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the Public Hearing, hereby makes the following findings of fact:

- A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for approval of an amended and revised Zoning Ordinance to extend the phase 1 build-out date by five years; extend the phase 2 start date by five years and extend the build-out date by six years; extend the phase 3 start date by five years and extend the build-out date by five years; increase the overall project area by 1.0 acre; move 225 single family units from Phase 3 to phase 1; re-designate 38 townhouse/attached villa units from phase 1 to single-family units in phase 1; move 65 townhouse/attached villa units from phase 1 to phase 3; relocate the community service parcel; add a mixed use parcel located north of moccasin wallow road; delete one access point to 40th avenue east; add one access point to Gillet drive; Based on jurisdictional determination and Environmental Resource Permitting decrease wetland acreage by 28.2 acres; increase residential acreage by 70.7 acres; decrease community service acreage by 0.7 acres; decrease recreational acreage by 6.6 acres; increase open space acreage by 12.2 acres; add hotel as a land use allowed through the land use equivalency matrix; decrease the Lake/Detention area by 45.8 acres; decrease the ROW/Transmission Lines land use category by 0.6 acres; add communication tower to the project; modify dimensional criteria; update the authorized agent and the master developer; delete or modify conditions to reflect new standard language; and make the necessary amendments to the GDP and the zoning ordinance to reflect these changes and any other revisions deemed necessary or appropriate during the public hearing process, amending and restating the existing zoning ordinance; providing for severability, and providing an effective date.
- B. The Board of County Commissioners held a public hearing on December 2, 2010 regarding the proposed revised Zoning Ordinance described herein, in accordance with the requirements of Manatee County Ordinance No. 90-01 (the Manatee County Land Development Code) and has further considered the information received at the public hearing.
- C. The proposed amended and revised Zoning Ordinance regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01 (the 2020 Manatee County Comprehensive Plan).
- D. The Board of County Commissioners has approved previous development orders for this project including Ordinance 92-30 in April 1992, Ordinance 93-49 in February 1994, Ordinance 97-62 in August 1997, Ordinance 05-17 in August 2005, and Ordinance 08-58 in August 2008.

Section 4. The General Development Plan is hereby APPROVED to allow a maximum of 2,800 residences, 445,200 square feet of commercial space, 397,500 square feet of office/warehouse space, 960,500 square feet of office space, a 24.3 acre park, a 20 acre school site, a 15.5 acre recreation center, and the option for an additional school site on Parcel M, subject to the following stipulations:

Transportation

- A.(1) Access to and from the site will be in accordance with state and local access regulations and as shown generally on the revised GDP.
- A.(2) Provisions shall be made for the construction of all internal collector roads required to serve project traffic. These roads shall be constructed at the cost of the Developer, or other appropriate entity (such as a Home Owner's Association or Community Development District), concurrent with Development Approval of development requiring access on that roadway. All improvements including but not limited to dedication/design/construction beyond that necessary to accommodate project traffic shall be eligible for impact fee credits to the extent allowed by the Manatee County Land Development Code and applicable law.
- A.(3) Right-of-way along Moccasin Wallow Road will be dedicated to Manatee County by the Developer prior to any Preliminary Site Plan or Preliminary Plat approvals, to ensure a total of 120 feet of right-of-way adjacent to the site (**Completed – See OR Book 1598 Page 1537**). To ensure a total of 150' of right-of-way on Moccasin Wallow Road an additional 15' of right-of-way shall be provided at the time of subdivision platting adjacent to Moccasin Wallow Road. Said right-of-way dedications shall be creditable to the extent required by the Manatee County Land Development Code and applicable law.
- A.(4) The Developer shall provide a multi-purpose pedestrian/bicycle trail as part of the roadway design for Artisan Lakes Parkway and collector facilities within the Project and as part of the roadway design for the improvement of Moccasin Wallow Road. Inclusion of the multi-purpose trail as part of the roadway design does not mean the trail itself must be part of the roadway. That is, the trail shall be included in design but may be constructed separately or in separation from the roadway itself. There shall be bicycle and pedestrian facilities on both sides of any road designated as a collector or higher, in accordance with the LDC. All bike paths and lanes shall be constructed in accordance with Manatee County standards.
- A.(5) The Developer shall provide adequate sidewalks along all streets and roadways throughout the Project per Manatee County Land Development Code.
- A.(6) As the Project lies within the future Manatee County transit service area, the Developer shall work with the County to coordinate the provision of transit service to the area in conjunction with development of Gateway North.
- A.(7) When Certificates of Occupancy have been issued for land uses estimated to generate (per Trip Generation, Eighth Edition, ITE) 500 PM peak hour net external trips, a biennial monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that external trip improvement thresholds specified in Tables 3 and 4 for Phase 1 of the Project are not exceeded. Counts shall continue on a biennial basis through build-out of Phase 1. This information shall be supplied in the required Biennial Report. Traffic counts used for the biennial report shall be conducted no sooner than 60 days prior to the Project anniversary date.

A.(8) The Developer shall provide roadways and pedestrian connections to perimeter roads, schools, and park sites.

A.(9) Except as provided for in Stipulation A.(12), the following roadway and intersection improvements shall be required as part of Phase 1.

The following roadway links are determined to be required link improvements for Phase 1 of the Project due to the percentage of Project traffic impacting the roadway and the resulting Level of Service (LOS).

**TABLE 3
PHASE 1 LINK IMPROVEMENTS
ROADWAY SEGMENTS**

Roadway	Improvements	Threshold
Moccasin Wallow Road – ¼ mile west of Ellenton-Gillette to existing 4-lane section east of Gateway Blvd.	Widen to 4 Lanes	1,200
Artisan Lakes Parkway from Moccasin Wallow Road to Drive #1	Construct 4-lane divided roadway	Concurrent with Project Development
Artisan Lakes Parkway from Drive #1 to Buckeye Road	Construct 2-lane divided roadway	Concurrent with Project Development
Artisan Lakes Parkway from Drive #1 to Buckeye Road	Additional 2 lanes to create 4-lane divided roadway	2,339

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

**TABLE 4
PHASE 1 INTERSECTION IMPROVEMENTS
INTERSECTIONS**

Location	Improvement Summary	Net PM Peak Hour Project External Trip Threshold for Improvement
US 41 @ Buckeye Rd.	Signalize when warranted; Add WB Left-turn Lane Add WB LT Transition	2,232
Buckeye Rd. @ Artisan Lakes Pkwy.	Signalize when warranted; Add EB Right-turn Lane; Add WB Left-turn Lane; Add WB LT Transition; Included in	Concurrent with Project Development

Location	Improvement Summary	Net PM Peak Hour Project External Trip Threshold for Improvement
	construction of Artisan Lakes Parkway; Add 1 NB Left-Turn Lane and 1 NB Right-Turn Lane	
US 41 @ Moccasin Wallow Rd.	Signalize when warranted; Add 2 WB Left-turn Lanes; Add LT Transition for 2 WB LT	658*
US 41 @ I-275 NB	Signalize when warranted; Add 2nd WB Left-turn Lane	1,220*
US 41 @ I-275 SB	Signalize when warranted	1,220*
US 41 @ 73rd St. E. (Erie Rd.)	Revise/Replace Traffic Signal as Needed; Add 2nd WB Left-turn Lane; Add LT transition; Add 1 WB Right-turn Lane; Add 2nd SB Left-turn Lane and Receiving Lane	2,610*
US 41 @ 49th St. E.	Add 1 WB Left-turn Lane; Add WB LT Transition; Add 1 WB Right-Turn Lane; Add 1 EB Left-turn Lane; Add EB LT Transition; Add 1 EB Right-Turn Lane	2,610*
Moccasin Wallow Rd. @ Bud Rhoden/Ellenton Gillette Rd.	Signalize when warranted; Add 1 SB Left-turn Lane; Add SB LT transition; Add 1 SB Right-turn Lane; Add 1 NB Left-turn Lane; Add NB LT Transition; Add 1 NB Right-turn Lane; [Concurrent with Moccasin Wallow widening: Add 1 EB Left-turn Lane; Add 1 EB Right-turn Lane; Add 1 WB Left-turn Lane; Add 1 WB Right-turn Lane; Add 1 WB Through and receiving lane]	598 (For improvements not associated with widening of Moccasin Wallow)
Moccasin Wallow Rd. @ Artisan Lakes Pkwy.	Signalize when warranted; Add 2nd EB Left-turn Lane; Add EB LT Transition	Concurrent with Project Development – Except 2nd EB Left: 2,921
Moccasin Wallow Rd. @ Gateway/Keystone	Signalize when warranted; Add 1 SB Left-turn Lane	Concurrent with Project Development
Artisan Lakes Parkway @ Drive #1	Construct NB / SB Left-Turn Lanes; Construct EB / WB Right-Turn Lanes; Construct EB/WB Through Lanes; Signalize if warranted;	Concurrent with Project Development

Location	Improvement Summary	Net PM Peak Hour Project External Trip Threshold for Improvement
Artisan Lakes Parkway @ Drive #2	Construct NB Left-Turn Lane; Construct EB Right-Turn Lane; Construct EB Left-turn Lane	Concurrent with Project Development
Artisan Lakes Parkway @ Drive #3	Construct SB Left-Turn Lane; Construct WB Left/Right-Turn Lane	Concurrent with Project Development
Artisan Lakes Parkway @ School Drive	Construct NB Left-Turn Lane; Construct EB Left/Right-Turn Lane	Concurrent with Project Development
Artisan Lakes Parkway @ Multi-Family Drive (Parcel P)	Construct NB Left-Turn Lane; Construct EB Left/Right-Turn Lane	Concurrent with Project Development
Multi-Family Drive @ Buckeye Road	Construct NB Left/Right-Turn Lane	Concurrent with Project Development
School Drive @ Buckeye Road	Construct NB Left/Right-Turn Lane	Concurrent with Project Development
Moccasin Wallow Road @ Frontage / Gillette	Signalize when warranted; Add 2 SB Left-Turn Lane; Add 1 WB Right-Turn Lane; Extend EB left-Turn Lane 320 feet	Concurrent with Project Development
Moccasin Wallow Road @ I-75 NB	Signalize when warranted	1,310
Moccasin Wallow Road @ I-75 SB	Signalize when warranted	1,196
Moccasin Wallow Road @ US 301	Signalize when warranted; Add 1 EB Left-Turn Lane; Add EB LT Transition	2,771*
Ellenton Gillette Road @ 73rd St. E. / 69th St. E.	Revise/Replace Traffic Signal as needed; Add 1 SB Left-Turn Lane; Add SB LT Transition; Add 1 SB Right-Turn Lane; Add 1 EB Left-Turn Lane; Add EB LT Transition; Add 2nd EB Through and Receiving Lane; Add 1 EB Right-Turn Lane; Add 1 NB Left-Turn Lane; Add NB LT Transition; Add 1 NB Right-Turn Lane	1,454
Ellenton Gillette Rd. @ Mendoza	Signalize when warranted; Add 1 NB Left-turn Lane; Add NB LT Transition; Add 1 NB Right-turn Lane; Add 1 SB Left-turn Lane; Add SB LT	986*

Location	Improvement Summary	Net PM Peak Hour Project External Trip Threshold for Improvement
	Transition; Add 1 WB Right-turn Lane	

*Threshold based on Project reaching 5% impact at that intersection, WB means westbound, EB means eastbound, NB means northbound, and SB means southbound.

- A.(10) With each Final Site Plan application, the Developer shall submit to the County a limited traffic information statement which shows the following:
 - An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways serving the Project covered by the Final Site Plan application.

- A.(11) Prior to development of Phases 2 and 3, a revised transportation analysis shall be required to be submitted pursuant to Section 380.06(6), Florida Statutes. This analysis shall address potential transportation impacts which might result from the development of this phase.

- A.(12) Construction of any of the improvements listed in Tables 3 and 4 (excluding those noted in Exhibit 9 as "N/A – Site Improvement") and the mechanisms for financing them may be established pursuant to a Local Development Agreement or other appropriate instrument or through the scheduling and funding of such improvements by the Developer and/or County in accordance with applicable law, and may include mitigation of transportation impacts through an agreement for proportionate-share contributions pursuant to FS 163.3180.

The payment of a Proportionate Share in lieu of alternative transportation mitigation is an allowable option if affected extra-jurisdictional local governments or the Florida Department of Transportation (for facilities on the State Highway System) as may be applicable, agree to such payment in order to mitigate the extra-jurisdictional impacts. A proportionate share of \$10,604,103 (see Proportionate Share Table for Phase 1, Exhibit 9 attached) has been determined the appropriate calculation to offset the transportation impacts associated with Phase 1 of the Gateway North (AKA: Artisan Lakes) DRI.

- A.(13) At the time of Preliminary and/or Final Site Plan submittal for GDP Parcels P or L, if determined by Manatee County to be necessary, the Developer shall provide a paved roadway connection to the east to Stone Dam Preserve at a location shown on the GDP, and approved by the County. If required, the road shall be constructed prior to completion of development of GDP Parcels P and L and shall include traffic calming measures as approved by the Planning and Public Works Departments. In no event shall the County be financially responsible for constructing the road connector. If it is determined that a road connection is not necessary, at a minimum, a pedestrian connection shall be made in order to allow students access to the proposed school site. The pedestrian access shall not be gated.

- A.(14) Prior to or in conjunction with Final Site Plan or Final Plat approval for any phase or subphase of Parcels H or I, the developer shall dedicate right-of-way as determined by FDOT for the future configuration of I-75.
- A.(15) Phases 1A and 1B (now Phase 1), of this project received DRI approval and a CLOS shall be issued based on a revised traffic analysis that accounted for 4,592 gross p.m. peak hour trips (2,350 in and 2,242 out). This analysis included the trips associated with an elementary school for 1,200 student stations on GDP Parcel Q. Pursuant to the changes approved under ordinance PDMU-91-01(Z)(G)(R4) and the corresponding DRI development order (Ordinance 08-58), a public school, a public charter school, or a private school may be located on GDP Parcel M in lieu of 50 single-family residential units. This school on GDP Parcel M would be in addition to the elementary school for 1,200 student stations on GDP Parcel Q. If a school is placed on GDP Parcel M, the 50 single-family residential units may be moved to another residential development parcel or moved to another phase of the project. Under current Manatee County School Board projections, it is envisioned that the elementary school would not exceed 823 student stations. Assuming an 823 student station elementary school, a 377 student station school could be accommodated on Parcel M without the need for any further traffic analysis under the existing CLOS.
- Should the schools on Parcels M and Q exceed 1,200 student stations, no additional traffic analysis would be necessary under the existing CLOS, provided the number of Phase 1 gross p.m. peak hour trips does not exceed 4,592.
- Should the schools on Parcels M and Q exceed 1,200 student stations and the number of Phase 1 gross p.m. peak hour trips exceeds 4,592, a new traffic analysis and CLOS are required.
- A.(16) A new CLOS will be issued for Phase 1 of the project. The expiration of this CLOS will be concurrent with the build out date approved for Phase 1. The CLOS will include the traffic improvements listed in Tables 3 and 4 of the ordinance.
- A.(17) The Final Site Plan for any private school on GDP Parcel M shall include details of the on-site circulation for school buses and the student pick-up and drop-off locations.
- A.(18) The roadway adjacent to and east of the school site on GDP Parcel Q shall be public, extending from Buckeye Road to Artisan Lakes Parkway. The roadway shall be identified as such on future site plans and plats containing the roadway. Sidewalks shall be provided on both sides of the roadway.
- A.(19) The developer shall construct a gated 12' paved travel lane within a 20' wide stabilized emergency connection to McGuire Road (40th Avenue East) and the adjacent Mandarin Groves project, as shown on the GDP, prior to completion of Phase 1 development. These emergency access connections shall not require right-of-way dedication or off-site improvements.
- A.(20) All residential parcels as identified on the GDP shall provide two means of access for 100 units or more. The two means of access shall be identified on the Preliminary and/or Final Site Plans.

Wetlands

- B.(1) All wetlands defined as "Preservation or Conservation Areas" by TBRPC policy and as depicted on the attached Preservation/Conservation Map (attached as Exhibit 2), shall be preserved and conserved respectively, except as indicated in Condition B.(4). The Developer shall not conduct dredging, filling, or any development activity within those Preservation or Conservation Areas except as indicated in Condition B.(4). An Environmental Resource Permit has been issued for the project. No additional impacts will be added to Exhibit 2.
- B.(2) Except for wetland restoration/enhancement and naturally occurring fluctuations, no hydroperiod alteration shall be permitted in Preservation Areas as depicted on the attached Preservation/Conservation Map. Natural annual hydroperiods, normal pool elevations, and seasonal high water elevations shall be substantially maintained or improved. Hydroperiod monitoring shall be required bi-annually in preserved wetlands and initiated prior to onsite construction activity and continued for three years for herbaceous wetlands or five years for forested wetlands following buildout of the subbasin surrounding each wetland. If it is determined by the County Planning Department, or the Southwest Florida Water Management District (SWFWMD) that Preservation Areas are being stressed due to Project activities, such activities shall cease until remedial measures are implemented.
- B.(3) All wetlands on site, not required to be preserved in accordance with Condition B.(1) above and which are depicted as Conservation Areas on the attached Preservation/Conservation Map, shall be mitigated in accordance with Manatee County Land Development Code (LDC Chapter 719, as may be amended) or Uniform Mitigation Assessment Method (UMAM - Chapter 62-345 FAC), as appropriate. **(Completed)**
- B.(4) Exhibit 3 attached hereto with Exhibit 2 identifies wetlands by approximate acreage and the area to be impacted or preserved. Wetland impacts shown on Exhibit 3 are subject to avoidance and minimization review criteria as required by Comprehensive Plan Policy 3.3.1.1, which shall be demonstrated prior to each Preliminary Site Plan approval. Those wetlands identified in Exhibit 3 to be impacted shall be the only wetlands on the Project site which shall be dredged and filled or negatively impacted. The Developer shall reevaluate Exhibit 3 to reflect the findings of the Jurisdictional Wetland Survey and resubmit the revised exhibit to the County prior to further Development Approval to serve as a basis for the limitation of wetland impact and the requirement of wetland mitigation under B.(3) above. **(Completed)**
- B.(5) The Developer has obtained a jurisdictional determination by SWFWMD for all on-site wetlands and has received appropriate permit approval for wetland management and mitigation by the County and SWFWMD for a portion of the site. The Developer shall submit a wetland management and mitigation plan to the County and SWFWMD for review prior to any wetland alterations not previously permitted. This plan shall address but not be limited to wetlands to be preserved, proposed wetland alterations, a detailed mitigation plan, control of on and off-site water quality, and methods for hydroperiod maintenance with a detailed narrative and construction

plans for mitigated or significantly enhanced (as determined by the County) wetlands.

- B.(6) Any allowable wetland losses shall require compensation in accordance with the Manatee County Land Development Code (LDC Chapter 719.8.4.4) or Uniform Mitigation Assessment Method (UMAM - Chapter 62.345 FAC), as appropriate. Mitigation for wetland losses shall be implemented prior to, or concurrent with, the wetlands being disturbed. Wetland compensation areas and littoral shelves shall require monitoring and maintenance activities. Percent coverage of desirable plant species in the created wetlands/enhanced wetlands/littoral shelves shall meet or exceed eighty-five percent (85%)-planting survival rate for at least two (2) years for herbaceous wetland systems and for at least five (5) years for forested wetlands. Yearly replanting and maintenance of the littoral shelves and mitigation areas shall be required, if necessary, to ensure compliance with the conditions of the Development Order.
- B.(7) Conservation Easements for the areas defined as post-development jurisdictional wetlands/wetland buffers as identified on the GDP shall be conveyed or dedicated to the County prior to or concurrent with each Final Plat approval. The developer shall place signage identifying the upland preservation areas as identified on the GDP.

Vegetation and Wildlife

- C.(1) The Developer shall comply with the provisions of the approved Wildlife Management Plan (dated December 9, 1993) appended to and made a part of the Zoning Ordinance (attached as Exhibit 7). **(Completed)**
- C.(2) The Developer shall provide wildlife crossings under roadways that may cross preserve areas, and appropriate upland or transitional buffers for all development parcels adjacent to upland and wetland preserve areas, if required by the wildlife management plan referenced in Condition C.(1).
- C.(3) The Developer shall coordinate with the Florida Department of Agriculture and Consumer Services and the Planning Department for relocation of any listed plant species found on site in addition to the requirements of C.(1) above.
- C.(4) As part of the wildlife management plan referenced in Condition C.(1), the Developer shall identify and preserve representative tracts of all major natural upland vegetative communities (longleaf pine-xeric oak, pine-mesic oak, xeric oak, and mixed hardwoods) to serve as Conservation Areas as depicted on the attached preservation/conservation map (Exhibit 2).
- C.(5) The removal of naturally-occurring vegetation shall be limited in accordance with the Manatee County Comprehensive Plan. This limitation shall not include the removal of diseased trees or vegetation, exotic species, or other species approved by the Planning Department consistent with the provisions of the Manatee County Comprehensive Plan.
- C.(6) Prior to construction, grading, or tree removal from the site, required protective barriers within each area of construction shall be installed to protect all 4" DBH (trunk

diameter measured at 4.5 feet from the ground) and greater trees identified for protection, that is, not shown on the Preliminary Site Plan as proposed to be removed, replaced, or relocated.

Land

D.(1) The Developer shall initiate the following procedures to ensure erosion control during development of the Project:

- a. Sod, seed, or plant embankment areas of stormwater detention or retention ponds;
- b. Sod, seed, mulch, or landscape cleared or disturbed areas as soon as possible after clearing and grading;
- c. Limit site work and construction to areas needed for immediate development;
- d. Develop asphalt roads as soon as possible;
- e. Initiate landscaping before development work is completed on a site;
- f. Construct sediment basins at the start of each drainage system phase;
- g. Utilize straw filter barriers or filter fabric at discharge points including, but not limited to, temporary discharge points; and
- h. Install temporary sediment basins and perimeter dike systems as a first step in the grading process and inspect and clean out the temporary sediment basins on a regular basis.

Air Quality

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

- a. Implement a watering program during excavation, and dredge and fill operations;
- b. Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;
- c. Treat disturbed areas after clearing, grading, earth moving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;
- d. Keep soil stockpiles moist, or treat with soil binders or cover;

- e. Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;
- f. Remove dust producing materials as soon as possible;
- g. Clean (sweep) paved roads adjacent to site as necessary;
- h. Sod, seed, mulch, or landscape cleared or disturbed areas, including embankment areas, of stormwater detention or retention ponds as soon as possible after clearing and grading;
- i. Limit site work and construction to areas needed for immediate development;
- j. Develop asphalt roads as soon as possible; and
- k. Initiate landscaping before development work is completed on site.

Water Quality and Drainage

- F.(1) The Master Drainage Plan for the overall Project has been submitted to SWFWMD and an Environmental Resource Permit (ERP) has been issued for Phase 1 of the overall project. Manatee County approval has also been issued for Phase 1 of the project. The stormwater management systems not yet permitted shall be designed, constructed, and maintained to meet or exceed Chapter 62-25, Florida Administrative Code, and 40D-4, Rules of SWFWMD, the County and Planning Department, whichever is more stringent. The maximum post-development peak rate of runoff from the site shall not exceed the peak pre-development flow rate for the design storm. Nothing in this paragraph shall be construed as a waiver by the Developer of any vested rights, if any, pertaining to approved and constructed stormwater drainage facilities. With the exception of any such vested rights, if any, any valid requirements of general law pertaining to retrofitting which shall apply to landowners in Manatee County, however, shall apply to the Developer.
- F.(2) The Developer shall be the entity responsible for maintaining the stormwater management system. The maintenance schedule for ensuring proper water quality treatment shall be submitted to SWFWMD for review and approval in conjunction with the respective ERP permit applications.
- F.(3) Stormwater management system design shall, to the maximum extent possible, incorporate and utilize isolated wetlands.
- F.(4) Prior to any site alteration, the Developer shall develop and implement a surface water quality monitoring plan that is approved by the County. The approval criteria will be in compliance with applicable requirements of the Environmental Protection Agency (EPA), DEP, and the County. The plan shall include, at a minimum, monitoring of the quality of water entering the site, as well as the quality of the water exiting the site. Stormwater exiting the site shall not be of any worse quality in regard to applicable federal, state, regional, and local water quality standards as compared to stormwater entering the site. Any violation of Rule 62-302, Florida Administrative

Code, determined to be caused by this development, shall require corrective measures, as set forth by the DEP. The surface water quality monitoring plan shall include the following generalized provisions:

1. **Pre-construction monitoring: (Completed)**
 - a. Sampling shall be initiated at least one year before the start of construction in accordance with the provisions set forth in the AWQWR document, shown in Exhibit 4. It should be noted that baseline water quality monitoring for the development site was implemented in late 1997 and completed in March 1999, according to Manatee County EMD records. A Supplemental Water Quality Monitoring Plan to meet the current or additional requirements referenced in Exhibit 4 is provided as Exhibit 5. This monitoring plan shall be implemented immediately, upon approval, in order to satisfy the one year monitoring requirement, during the pre-development phase, as specified.
 - b. Sampling events shall be conducted in accordance with the AWQWR (Exhibit 4). The monitoring frequency and locations for the sampling events are proposed in the Supplemental Water Quality Monitoring Plan, provided as Exhibit 5.
2. **Construction monitoring:**
 - a. The monitoring of construction activities shall be accomplished with the implementation of a sediment control program. Sediment control measures and daily visual checks for turbidity in or around any potentially impacted water bodies will be initiated and maintained during construction and site development activities. The visual checks shall be conducted by the developer's onsite construction manager, who will maintain a daily log and also conduct weekly construction meetings with the subcontractors, to include discussions on stormwater and sediment control issues. The Sediment Control Program as well as the construction managers daytime and emergency contact information shall be provided to Manatee County, prior to startup of site development activities.

The remainder of the Project site will continue to be sampled as described in pre-construction monitoring.
 - b. Any violation of water quality standards within a drainage basin under construction will be reported to the County and all work which is determined by the County to be contributing to the problem will be halted until the problem is resolved.
3. **Post-construction monitoring: (Completed based on exemption outlined below.)**
 - a. Sampling events shall be conducted quarterly (two wet season and

two dry season) and as soon as practicable after each rainfall event of one inch or greater for at least two years after construction buildout. This requirement may be exempted if the pre-construction monitoring has been completed and the results deemed sufficient to satisfy the AWQWR (Exhibit 4) to be performed under the developments Supplemental Water Quality Monitoring Plan, provided as Exhibit 5.

4. The Developer shall incorporate additional water quality treatment or water management methods into the Project's surface water drainage system to correct or mitigate any degradation if the measures implemented by the Developer are found to be ineffective or adversely impact water quality downstream of the Project site.

- F.(5) Prior to any site alteration, the Developer shall implement a ground water quality monitoring plan that is approved by the County. The plan will be designed to determine the predevelopment water quality conditions of the surficial aquifer and Floridan aquifer as required by the ADA. Water quality samples shall be collected and analyzed for at least the parameters containing regulatory limits listed under 40 CFR Parts 141-143, the National Primary Drinking Water Regulations. The water quality samples shall be collected from at least two surficial aquifer wells and two Floridan aquifer wells. If any of the parameters are above the proposed, current, or final maximum contamination levels (MCL's) or MCL goal, DEP and EMD shall be properly notified for further action. FDEP will be given the opportunity to review and comment to Manatee County on the groundwater plan proposal.

Upon completion of the groundwater program, a monitoring report shall be submitted to the County* and SWFWMD for review and approval. All water quality physical and chemical parameters proposed to be sampled, as well as sampling sites, shall be approved by the County* prior to commencement. An official laboratory report shall accompany the ground water monitoring report upon submittal. The report shall include recommendations regarding monitoring during construction and post-construction.

The applicant submitted a pre-construction groundwater monitoring report in 1998 that represented the water quality conditions, as specified above. On February 13, 2004, the pre-construction groundwater monitoring requirement was considered satisfied by the County. A groundwater monitoring plan has been submitted and approved by NRD, however groundwater monitoring is still ongoing.

- F.(6) All on-site existing underground tanks shall be abandoned pursuant to applicable State and County rules. **(Completed)**
- F.(7) Stormwater treatment by biological filtration shall be provided where required and shall be encouraged wherever appropriate and feasible. Percolation treatment and underdrain effluent treatments may be utilized where consistent with applicable law.
- F.(8) To the extent required by applicable law, any shoreline banks created along on site stormwater wet detention lakes shall include littoral zones constructed on slopes no steeper than a 4:1 horizontal to vertical ratio and shall be planted in, or allowed to be

colonized by, native emergent and submergent vegetation. The Developer shall ensure, by supplemental replanting if necessary, at least eighty-five percent (85%) coverage by native aquatic vegetation is established within the littoral zone (to include at a minimum the area between ordinary high water and ordinary low water) for twenty-five years from the date of this approval.

Historical and Archaeological Sites

- G.(1) Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, TBRPC, and the County.

Archaeological test excavations by a professional archaeologist shall be conducted on each such site to provide sufficient data to make a determination of significance prior to the commencement of ground-disturbing activities at the site. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, TBRPC, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource-disturbing activities are allowed to continue.

Water

- H.(1) The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of potable water service to each phase or subphase of the Project to assure that adequate potable water capacity exists to accommodate the Project.
- H.(2) The Developer shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on site wells not intended for potable or nonpotable uses shall be plugged and abandoned in accordance with Rule 40D-3.041(1), Florida Administrative Code.
- H.(3) The Developer shall maintain all water lines and fire hydrants not dedicated to the County.
- H.(4) The Developer shall, to the extent nonpotable water is available, use only nonpotable water to meet nonpotable water demands. For purposes of this Approval, "nonpotable" water is defined as water emanating from any source other than a public potable water utility. The Developer shall submit an acceptable plan to the County and TBRPC for the use of nonpotable water on-site. The plan shall be completed prior to the issuance of any further Development Approvals, and shall include an implementation timetable, as well as a determination of the availability and feasibility of using reclaimed wastewater or stormwater retention ponds for irrigation purposes.

- H.(5) Adequate fire flow and water pressure shall be maintained within the Project's water supply system.
- H.(6) The Developer shall conform to and further the applicable rules and adopted guidelines of SWFWMD in regard to protection of the groundwater resources in the Southwest Tampa Bay Water Use Caution Area.
- H.(7) Consideration shall be given to meeting the irrigation needs of the Project with the following sources: (1) treated wastewater, (2) treated stormwater, and (3) nonpotable quality groundwater. The lowest possible quality water shall be utilized for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots. Dry lines for hookup to future reuse lines shall be provided for the entire project for both common irrigation and single lot irrigation until reclaimed water is available by connection. At a minimum, the Developer shall comply with County ordinances relating to the use of reclaimed water.
- H.(8) For the purpose of potable or reclaimed water conservation, utilization of xeriscape principles is required in landscaped areas. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be purposely irrigated.
- H.(9) All lot owners shall be encouraged to participate in the Florida Yards and Neighborhoods Program. Information shall be provided in the sales office and provided to all lot purchasers.
- H.(10) Unless otherwise approved by the Planning Department, native or naturalized plant species shall be planted in all common areas.

Wastewater

- I.(1) The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of wastewater service to each phase or subphase of the Project to assure that adequate wastewater capacity exists to accommodate the Project
- I.(2) No additional permanent septic system shall be permitted within the Project.
- I.(3) Sewer lift stations shall be designed and equipped in accordance with County regulations. **(Completed)**
- I.(4) The Developer shall submit to the County, prior to each Final Site Plan approval, a monitoring plan to identify and correct any leaks or ruptures of the sewer lines which are maintained by the Developer. This plan must be approved by the County and should identify the entity responsible for the monitoring and a time schedule for conducting the inspections. Faulty lines shall be replaced as quickly as possible. A report of inspections, results, and repairs shall be included in the Biennial Report.
- I.(5) The Developer shall implement a wastewater reuse system when feasible.

Solid Waste

- J.(1) Prior to issuance of the first Preliminary and/or Final Site Plan approval for any nonresidential land use within the Project, the Developer shall prepare a hazardous substance (including bio-hazardous wastes) and a hazardous waste management plan which shall be reviewed and approved by the County, included in the first Biennial Report following completion of the Plan, and then distributed by the Developer to nonresidential land users within the Project.
1. At a minimum, the plan shall:
 - a. Advise of applicable statutes and regulations regarding hazardous wastes and substances, including Title III (Community Right-to-Know Law) of the Superfund Amendment and Reauthorization Act (SARA Title III) and the requirement to comply with these rules;
 - b. Indicate the types, sources, and volumes of waste and substances that are considered under the applicable statutes and agency rules to be hazardous and which must be stored or disposed of in specially designed containers;
 - c. Describe generally improper disposal methods;
 - d. Describe generally appropriate disposal methods;
 - e. Provide a list of agencies which can be consulted regarding the proper handling and disposal of hazardous substances;
 - f. Describe a program to inform owners and tenants of the information contained in the plan;
 - g. Describe construction requirements for hazardous waste holding areas;
 - h. Describe typical spill clean up methods; and
 - i. Be updated and distributed to each non-residential land user annually.
- J.(2) All Project tenants that generate hazardous waste shall be encouraged to utilize waste exchanges to the extent feasible. A report of such use shall be included in each Biennial Report.
- J.(3) Large quantity hazardous waste generators and industrial/commercial park components which produce hazardous waste which is not suitable for recycling, exchange, or reuse, shall be encouraged to develop permittable temporary on-site hazardous waste treatment capabilities to ensure public safety prior to transport.
- J.(4) The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of solid waste service to each phase or subphase of the

Project to assure that adequate solid waste capacity exists to accommodate the Project.

Recreation and Open Space

- K.(1) The Project shall contain, at a minimum, 286.6 acres of open space (including wetlands, lakes, and open space) in addition to approximately 15.5 acres of property committed to recreation. Recreation areas within the Project shall be suitable to support active recreation programs. The proposed private recreation area (15.5 acres with facilities) shall be completed prior to buildout of Phase 1 residential units. (The 24.3 acre park site has been dedicated to Manatee County and was accepted by the County in 1999.)
- K.(2) All recreation and open space areas not deeded to the County or other state agencies shall be owned and maintained as common open space through a property owners association for the Project.
- K.(3) The multifamily parcels and single-family attached parcels as identified on the GDP shall have some type of recreational amenities (e.g., clubhouse, gazebo, open field, nature trail, etc.): The amount, type, and location of the recreational amenities shall be identified on the Preliminary and/or Final Site Plan. These parcels shall not be required to provide an individual recreation facility if access to the projects main recreation facilities is made available.

Education

- L.(1) The Developer shall dedicate to the Manatee County School Board usable land for one elementary school site of at least 20 acres in size. This land shall be available to the School Board at any time upon request. At the time of the school site dedication to the School Board, the Developer shall dedicate to the County road right-of-way access to Buckeye Road, as shown on the General Development Plan. An internal public road from the school site to Buckeye Road, providing at least two driveway connections to the school site and designed to County standards, shall be constructed to the school site at Developer's expense, in a location agreeable to the School Board and Manatee County. Additionally, connections for potable water and sanitary sewer sized to serve an 823 seat elementary school shall also be provided to the boundary of the school site by the Developer at Developer's expense. Within 90 days after receipt of notice from the School Board Superintendent, the Developer shall submit construction plans for the road to Manatee County and SWFWMD for review and approval. The Developer shall diligently pursue the engineering design and permitting of said construction. The Developer shall complete construction of this road within nine (9) months after receipt of all required permits. Recreational areas of the school site shall be operated by the School Board as public recreational areas or, prior to construction, the School Board shall enter into an interlocal agreement with the County for joint use of the recreational areas. The Project's Master Stormwater Plan shall provide for the school site's stormwater retention needs. The Developer shall be entitled to school impact fee credit as allowed for by County impact fee regulations for all acreage dedicated or conveyed to the Manatee County School Board for the elementary school site. The value of the school site shall be determined based upon the purchase price for the acreage by the

Developer, but in no event shall exceed the average of two appraisals obtained by the School Board at the time of conveyance. The Developer* shall give the School Board written notice of the date the infrastructure adjacent to the 20 acre school site and construction of a minimum of 750 dwelling units is completed. If the School Board has not requested the dedication of the school site within 3 years of completion of infrastructure adjacent to the 20 acre school site and construction of a minimum of 750 dwelling units, the Developer* will give notice to the School Board, requesting that the School Board determine, within 6 month of this notice, the need for and timing of the school. If the School Board determines that the school site is not needed, the 20 acre school site will become available to the Developer* for residential development, or a public school, a public charter school, or a private school.

- L.(2) Map H shows residential development in a specific parcel with an alternative use as a public school, a public charter school, or a private school. If the specified parcel is developed with a school, those residential units identified for that parcel may be reallocated to other residentially designated parcels, provided that the total residential units are not exceeded and all other requirements of this development order and the zoning ordinance are met. Reallocation of these residential uses may be permitted through amendments to the local zoning ordinance and Preliminary Site Plan for this project, without the need for further DRI review.

Health Care, Police, and Fire

- M.(1) The Developer shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of emergency service facilities for emergency medical services. The Developer may, with the concurrence of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as applicable. An agreement as to the schedule for payment of the Developer's pro-rata share, mutually acceptable to the County and the Developer, shall be submitted prior to the approval of the first Final Site Plan or Final Plat for Vertical Development for Phase 1 or any subphase thereof. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project and any pro-rata lump sum payment shall be creditable against the payment of impact fees at the rate in effect at the time payment was made. **(Land Acquisition and Facility Construction Completed.)**
- M.(2) The Developer shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction and equipping of fire protection service facilities for fire protection services. The Developer may, with the approval of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as applicable. The Community Service parcel shall be conveyed in whole or in part to the North River Fire District for construction of a fire and EMS station prior to approval of the first Final Site Plan or Final Plat for vertical development in Phase 1, or any subphase thereof. Should the Fire District opt for another location, the permitted uses on this site may revert to mixed uses as defined in Table 1. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project and any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. **(Completed)**

M.(3) The Project* shall be designed and constructed to meet or exceed specifications of the State Fire Code, Rule 4A-3.012., Florida Administrative Code.

M.(4) Prior to approval of all Preliminary Site Plans, the Developer* shall provide assurance for each increment of development that the site will be supplied to the extent required by applicable code with water lines of adequate size, and functioning fire hydrants in sufficient number and appropriate locations to accommodate fire fighting operations. Additionally, the Developer* shall provide calculations by a Florida registered engineer to the County* indicating that fire flow and water pressure to the site are adequate for fire protection purposes and written assurance from the North River Fire District that the proposed locations of all fire hydrants and appurtenances are adequate prior to the issuance of any Certificate of Occupancy for the Project* by the County*.

M.(5) The Manatee County Sheriff's Office shall provide typical police protection to each phase or subphase of the Project. The Developer shall be responsible to pay impact fees required for law enforcement as set forth in Manatee County's ordinance

Reserved

N. Section left blank intentionally.

Energy

O.(1) Issuance of Development Approvals for each phase or subphase shall be dependent upon the ability of electrical and gas utilities to meet the energy requirements of the development.

O.(2) All Project tenants, businesses, residents, etc. shall be notified in writing by the Developer prior to occupancy that the following energy related practices are encouraged:

- a. Use energy alternatives, such as solar energy, resource recovery, waste heat recovery, and co-generation, where economically feasible;
- b. Obtain energy audits provided by energy companies or other qualified agencies;
- c. Install water heater timers and set water heaters at 130 degrees Fahrenheit or lower;
- d. Use landscaping and building orientation to reduce heat gain, where feasible, for all Project construction;
- e. Promote energy conservation by employees, buyers, suppliers, and the public, as appropriate;
- f. Reduce levels of operation of all air conditioning, heating, and lighting systems during nonbusiness hours, as appropriate;

- g. Institute and utilize recycling programs;
- h. Utilize energy efficient packaging or recyclable materials;
- i. Install total energy systems on large facilities when cost effective; and
- j. Elimination of advertising requiring lighting after business hours where feasible.

O.(3) Incorporation of the energy conservation measures referenced on pages 25-3 and 25-4 of the ADA shall be required. A progress report on the energy conservation measures shall be included as a part of each Biennial Report.

General Conditions

P.(1) 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 Phase 2, conduct an analysis for subsequent phases of the housing needs to be created by the Project and determine the availability of adequate housing proximate to or otherwise reasonably accessible to the Project. This analysis and determination shall be accomplished using a methodology approved by Manatee County and shall use actual Project experience. If such analysis indicates that the Project will create substantial need for adequate housing that is not being provided by other residential developments proximate to the Project or if such analysis indicates that the Project 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 have the HAIP adopted by Manatee County as an amendment to this development order. The HAIP shall comply with the goals and standards established by TBRPC's Comprehensive Regional Policy Plan and the Manatee County Comprehensive Plan in effect as of this Development Order, and all applicable rules established by the state land planning agency prior to the commencement of Phase 2.

At a minimum, the HAIP shall contain:

- Specific provisions for on-site housing delivery, including housing delivery alternatives;
- Specific provisions for off-site housing in addition to on-site housing when on-site housing would be impracticable;
- Specific mechanisms for HAIP implementation;
- Provisions to ensure continued adequacy of units provided; and
- Monitoring provisions.

- P.(2) The Developer shall provide, within 10 miles of the project boundary and within Manatee County, a number of residential units equal to 10% of the incremental increase in the total number of Phase 1 residential units to be constructed in Gateway North Phase 1, or 16 units, that qualify as workforce housing as defined as attainable, safe, decent housing purchased by an individual or family with income at or below the income equivalent no higher than twenty (20) percent above the moderate income level for a family of three (3) and where the sales price of the home is no higher than twenty (20) percent above the moderate income home sales price established by the Manatee County Local Housing Assistance Plan, as such may be amended from time to time. The developer intends, but is not required, to locate the workforce housing units within the Gateway North DRI. The workforce housing required herein is generally designed to provide housing for essential workers.
- P.(3) Income limits and maximum home sale prices shall correspond to values as provided in the Manatee County Maximum Income Limits Table. These limits are updated periodically by Manatee County and shall be utilized accordingly. The sale price and income limits in effect at the time a contract for purchase of a workforce housing unit is executed shall apply. Workforce Housing shall mean attainable, safe, decent housing purchased by an individual or family with income at or below the income equivalent no higher than twenty (20) percent above the moderate income level for a family of three (3) and where the sales price of the home is no higher than twenty (20) percent above the moderate income home sales price established by the Manatee County Local Housing Assistance Plan, as such may be amended from time to time.
- P.(4) The Developer shall include in its biennial report data showing the number and sale prices of workforce housing units sold that are creditable towards Stipulation P.(2) during the reporting period. The biennial report shall also include the current Manatee County Maximum Income Limits Table. Only those units that have a sale price equal to or less than the maximum allowable home sales price, as provided in P.(3), shall be counted toward the required mitigation.
- P.(5) The Developer shall comply with Manatee County's requirement to provide a hurricane evacuation plan (**Completed**). Provided the school is constructed to serve as a public shelter for emergency management pursuant to Section 1013.372(1), F.S., the Developer may incorporate the shelter's capacity in its hurricane evacuation plan.
- P.(6) With each Preliminary and Final Site Plan submittal, a Development Land Use Summary Table shall be provided to include the number of units or square footages that have Preliminary or Final Site Plan approval for the applicable use category and phase as identified in Table 2 below.
- P.(7) Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application. In the event there is a conflict between any stipulation in this ordinance and the Land Development Code, the stipulation in the Zoning Ordinance shall prevail unless amended by the Board of County Commissioners.

P.(8) Each Preliminary Site Plan for the Mixed Use Parcels containing a combination of residential and nonresidential uses as identified on the GDP shall be reviewed to determine compatibility (internally and externally) and design quality (relative to site layout and building design), pursuant to the applicable sections of Section 603.4 of the Land Development Code. Staff may impose additional requirements and require site plan alterations (such as building height reductions, increased buffers and setbacks, architectural enhancements, etc.) in order to address concerns relating to these issues, with the right of the applicant to appeal to the Board of County Commissioners. If any Mixed Use Parcel is developed as solely residential or solely non-residential, this condition shall not apply.

Local Design Criteria

Q.(1) The setbacks, heights, and lot sizes for land uses shall be as follows:

Minimum Setbacks	Height Maximum (Ft.)	Front Setback (Ft.)	Side Setback (Ft.)*****	Rear Setback (Ft.)	Min. Lot Size (Sq. Ft.)
Single-Family Detached Units* (40 ft. lot width)	35'	20'	5'	10'	4,400
Single-Family Detached Units (Zero Lot Line)	35'	20'	9'/1' (minimum separation between units 10')	10'	4,400
Single-Family Semi-Detached (Two attached units)	35'	20'	5'***	10'	2,000
Single-Family Attached (Townhouse/Attached Villa) (Three or more attached units)	35'	20'	10'***	10'	1,200
Multi-Family****	3 stories / 35'	25'	10'	25'	
Residential Accessory Structure*****	35'	5'	5'	5'	None
Hotel	35'	25'	15'	20'	
Commercial	35'	25'	15'	20'	
Office	5 stories / 65'	25'	15'	20'	
Office/Warehouse	45'	25'	15'	20'	
School, Park	35'	25'	15'	15'	
Recreation Center	45'	25'	15'	15'	
Telecommunications Facilities	Refer to requirements as set forth in the Manatee County Land Development Code Section 704.59.				

* Single-Family Detached units may be developed as zero lot or Z lot line units. This will be designated at the time of Preliminary Site Plan review.

** No setback between attached units. Minimum distance between buildings is 10'.

*** No setback between attached units. Minimum side set back between buildings is 20'.

- **** Minimum distance between buildings is 20'. Increase side setback 10' for each story over 1 where abutting a single-family residential use. The Board of County Commissioners may approve a height greater than 35' with a revised GDP.
- ***** As defined in the Manatee County Land Development Code Codified through Ord. No. 10-26.
- ***** There shall be a minimum ten (10) foot separation between accessory equipment (e.g. air conditioner units, heat pumps, pumps, etc.) and structures alongside abutting houses with 5-foot side yard setbacks.

Q.(2) The following standards shall apply to all non-residential development in the Project which is adjacent (within 250 feet) to Interstate 75, Moccasin Wallow, or Buckeye Roads:

- a. All building facades visible to referenced roads shall exhibit an aesthetically attractive appearance. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials.
- b. All truck loading, service areas, outside storage, and parking of heavy equipment, semi-trucks or trailers, or other vehicles over 1-1/2 tons shall not be located adjacent to referenced roads, unless these features are not visible from a height of five feet at the edge of pavement of the above referenced roads, to be determined at time of Certificate of Occupancy.
- c. Trash and garbage receptacles shall be screened with materials similar to the adjacent building facade and maintain all building setbacks along the above referenced roads.
- d. Rooftop mechanical equipment shall not be visible from the above referenced roads.
- e. In order to insure that the buildings do not project a massive blank wall, blank walls shall be no longer than 20 feet in length. Design elements including prominently visible architectural details (e.g., landscape features, bump outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.) shall be applied to the outward facing walls of the proposed building.

Q.(3) All Dumpster enclosures shall be constructed of similar materials as the main building. The enclosure and gate or fence shall be painted a similar color to the main building. Elevations of the dumpster enclosure and gate or fence shall be submitted to the Planning Department for review and approval with Final Site Plan approval. When possible, dumpsters and can enclosures shall not be visible from Moccasin Wallow Road, I-75, or residential pods.

Q.(4) The Developer shall grant to the appropriate agency or agencies, a non-ingress egress easement prohibiting vehicular access to and from the development via Moccasin Wallow Road, Buckeye Road, Grass Farm Road, and McGuire Road, except as approved and shown on the Preliminary and Final Site Plans for the development, or any phase or subphase thereof and which shall be consistent with the General Development Plan.

- Q.(5) The Developer shall submit a Master Plan for potable water, wastewater, and fire protection prior to construction plan submittal. The Developer shall also be responsible for determining if upgrading of offsite potable water and wastewater facilities is necessary prior to construction plan submittal to provide adequate potable water, sanitary sewer, or fire protection service to the portion of the development for which such service is being requested. Oversizing of potable water and wastewater facilities may be necessary to provide for future development in or adjacent to the Project and the Developer shall participate in such oversizing in accordance with applicable county ordinances or policies. **(Completed)**
- Q.(6) The Developer shall provide contractors and homeowners with information about Manatee County's recycling requirements.
- Q.(7) The Developer shall mulch and recycle all non-citrus and non-invasive trees and brush that will be removed as land clearing operations commence. The mulch shall then be retained on site to meet the Developer's needs for landscaping and cover material during construction. Citrus and invasive trees cleared during development may be burned provided appropriate burn permits are obtained.
- Q.(8) No adult entertainment establishments shall be permitted within this project.
- Q.(9) The land uses approved on this site are limited as described on the General Development Plan.
- Q.(10) The Development consists of the area and land uses described in Table 1 and the area and land uses by phase as described in Table 2. Phase 1 of the Development is approved subject to the conditions found within this Ordinance and Development Order, as amended and restated.

**TABLE 1
LAND AREA AND USES**

Column A Use	Column B Acres	Column C Square Feet	Column D Units
Mixed Use	130.2	1,803,200	
<i>Office</i>		<i>960,500</i>	
<i>Office/Warehouse</i>		<i>397,500</i>	
<i>Commercial</i>		<i>445,200</i>	
Residential	532.5		2,800
<i>Single-Family Detached</i>			<i>1,685</i>
<i>Single-Family Attached (Townhouse/Attached Villa)</i>			<i>393</i>

Column A Use	Column B Acres	Column C Square Feet	Column D Units
Multi-Family			722
Lake/Detention	83.5		
School	20.0		
Park	24.3		
Recreation Center	15.5		
Wetlands	133.9		
Open Space	69.2		
R.O.W./ Transmission Lines	53.2		
Community Service	1.2		
Totals	1,039.2	1,803,200	2,800

- Residential units are permitted within Mixed Use Parcels as identified on the GDP and Map H.
- Residential acreages may be revised to include 20 additional acres if the school site is not requested by the School Board.
- Single Family Attached also includes single-family semi-detached units
- At the discretion of the developer, the school acreages may be revised to include 13.1 additional acres.
- The park was dedicated to Manatee County in 1999 and is not part of the project acreage.
- Assisted living facilities shall be permitted within Mixed Use and Residential parcels
- Hotels shall be permitted within Mixed Use parcels.
- Cell Towers shall be permitted within all parcels except Lake/Detention, Wetlands, and ROW / Transmission Lines, as regulated by the Manatee County Land Development Code, Section 704.59 (Codified by Ordinance 10-26). Pursuant to Section 704.59.2, #3, since the location of the tower(s) is not identified on the GDP, the applicant is required to file an application for Final Site Plan approval which is to be reviewed and approved by the Board of County Commissioners at a public hearing prior to site approval of any cell tower to ensure compliance with Conditional Use Criteria of LDC Section 704.59.
- Phase 1 Office/Warehouse total of 100,000 sq. ft. consists of 30,000 sq. ft. of office and 70,000 sq. ft. of warehouse for Phase 1 (See Table 2)

**TABLE 2
LAND USE AND PHASING SCHEDULE**

Map H Land Use Designation	Phase 1 2005-2022	Phase 2 2012 -2025	Phase 3 2018- 2027	Totals
Residential Dwelling Units				
Single-Family Detached	1,685	0	0	1,685
Single Family Attached (Townhouse/Attached Villa)(units)	265	0	128	393

Map H Land Use Designation	Phase 1 2005-2022	Phase 2 2012 -2025	Phase 3 2018- 2027	Totals
Multi-Family (units)	578	144	0	722
Total Residential	2,528	144	128	2,800
Mixed Use				
Commercial (sq. ft.)	386,000	0	59,200	445,200
Office (sq. ft.)	154,000	406,500	400,000	960,500
Office/Warehouse (sq. ft.)	100,000	150,000	147,500	397,500
Total Mixed Use	640,000	556,500	606,700	1,803,200

- The phasing build-out dates shall be February 20th of the years indicated.
- Single Family Attached also includes single-family semi-detached units.
- Residential units are permitted within Mixed Use Parcels as identified on the GDP.
- Assisted Living Facilities and cell towers shall be permitted within Mixed Use and Residential Parcels.
- Cell towers shall be permitted in accordance with the regulations set forth in the Manatee County Land Development Code Section 704.59 (Codified by Ordinance 10-26) and as further restricted by Stipulation Q.(23) below.
- Hotels shall be permitted within Mixed Use parcels.
- Phase 1 Office/Warehouse total of 100,000 sq. ft. consists of 30,000 sq. ft. of office and 70,000 sq. ft. of warehouse.

1. The Land Use Equivalency Matrix, dated November 2010 (attached as Exhibit 6), allows the developer variations in the quantity of approved land uses without the requirement to analyze such modifications through the Notice of Proposed Change process. The conversion formulas presented in the matrix are based on p.m. peak hour trip generation factors.
2. Exchanges of land uses for the Project may not exceed the minimums and maximums denoted in Exhibit 6 (Gateway North DRI Land Use Equivalency Matrix, dated November 2010).
3. The following uses designated in Table 1 shall remain as shown in the Table except as described elsewhere herein in specific provisions pertaining to those uses: School, recreation center, wetlands, open space, and R.O.W. transmission lines.
4. No exchange of land uses within a phase or phases shall result in a deviation of the overall Project change limits as described in this Stipulation Q.(10).

In seeking approval of a specific Land Use Exchange, the Developer shall prepare a request which demonstrates that the impacts generated by the revised land use mix

will not exceed the impacts for transportation, potable water, wastewater treatment, solid waste disposal, mass transit, drainage, schools, and parks and recreation which have been approved and authorized in the Certificate of Level of Service Compliance (CLOS) issued for that phase. The Developer must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts in excess of those previously approved, the Developer will be granted approval for that excess only if, and when, capacity is available. However, reapplication shall not cause the Developer to lose the capacity already approved for the Project. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved pursuant to the CLOS.

An application for a Land Use Exchange must include a revised General Development Plan which will include a revised Land Use and Phasing Schedule and a reallocation of square footage. Each proposal for a land use exchange and revised General Development Plan shall be reviewed for compliance with the provisions of this Ordinance, the Development Order, the Manatee County Land Development Code, and the Manatee County Comprehensive Plan and approved by the Board of County Commissioners at an advertised public hearing.

Each exchange request shall be provided to the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs for review and approval prior to consideration of approval by Manatee County.

The Land Use Exchange request shall contain information sufficient to enable the County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the relevant factors currently used by the County (e.g., ITE Trip Generation Rates, ERU tables, solid waste generation factors, etc.). The Developer shall verify the appropriate factors with County staff prior to the submittal of any such Land Use Exchange request.

The traffic impacts of the revised land use mix shall be deemed not to exceed the approved traffic impacts of the land use mix being replaced, so long as the change does not increase the peak hour total traffic (based upon the most currently adopted ITE Trip Generation Rates, unless actual studies have been completed establishing to the satisfaction of the County that some modification in the ITE Rates is appropriate based upon sound traffic engineering principles), and the relative proportions of trips produced by attractors and the trips produced by generators remain substantially the same for the phase or subphase. In the event that the attractor or generator proportions are not substantially the same, as determined by the County, additional information may be required to assess intersection performance, trip distribution, or particular roadway segments designated by the County.

Attached hereto as Exhibit 6 (dated November 2010) is a table of conversion factors for equating only traffic impacts of land use exchanges. The incorporation of this land use exchange mechanism shall not permit the Developer to develop any land

use which will generate peak hour trips in excess of the total number of peak hour trips for which it has obtained specific Development Order approval.

The Land Use Equivalency Matrix (LUEM) is based on the trip generation rates of various possible uses for the property including Senior Adult Housing. In the event the applicant receives approval from the County to convert from another land use to Senior Adult Housing (either detached or attached units), the applicant shall be responsible for submitting the required documentation to the State of Florida to qualify for the applicable exemption from the Florida Fair Housing Act and shall be the responsible entity for maintaining and operating the Senior Housing Units in compliance with the exemption, including without limitation recording documents in the Public Records to provide notice to future purchasers. The LUEM shall not be interpreted to allow the conversion from Senior Adult Housing Units back to any other land use listed in the LUEM.

Any specific Land Use Exchange must result in a land use mix which is consistent with the requirements of the Manatee County Comprehensive Plan.

The Land Use Exchange may not be exercised more than once in any calendar year.

The amounts of residential uses (single-family detached, single-family attached, and multi-family) can be exchanged within Phase 1, with Planning Director approval, provided the Project meets the following conditions:

- Exchanges of land uses for the Project may not exceed the maximum number of residential uses as outlined in the Land Use Equivalency Matrix.
- The exchange does not authorize the introduction of single-family attached or multi-family units on parcels identified as single-family detached.
- No exchange of land uses within a phase or phases shall result in a deviation of the overall Project change limits as described in Table 1.

Q(11) Individual driveways shall not be allowed for individual residences adjacent to the major internal roadway network as shown on the General Development Plan.

Q.(12) The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions and in the Sales Contract or a separate addendum to the sales contract, and Final Site Plan(s) that includes language informing prospective home owners:

A.) Abutting non-residential uses and within the 70 dBA contour of the following:

- The purchase of residential units located within Parcel G (71.1 acres), Parcel K (24.7 acres), Parcel L (53.4-acres) and Parcel J (27.9-acres) residential and mixed use parcels east of Gateway Boulevard. The notice shall inform them of the non-residential mixed

use entitlements approved in the southeastern corner of the project.

- The location of I-75 and that this Interstate may be a 10 lane facility and the location of the 70 dBa noise contour that runs along the Interstate.

B.) The potential for telecommunication towers within the entire DRI, including residential and recreation areas.

C.) The proposed school site on Parcel Q and the option for a private school use or residential use on Parcel M.

D.) The location of upland preservation habitat.

Q.(13) Developer may construct within this development, control center compounds in which internet protocol voice and data information streams, multi-channel video programming, and electronic security surveillance communications may be amplified, converted, processed, and combined into a common cable of dispatch to individual residences throughout the development. These communications, multi-channel video, and data information reception centers ("CMVIRs") shall be approximately 30 feet by 40 feet in size. A CMVIR compound may include multiple ground-mounted satellite receive-only dish antennas having apertures of no greater than three (3) meters each, and high-speed wireless access nodes with associated support equipment housed in a building. Each CMVIR will have restricted access and be surrounded and screened by appropriate natural buffers.

Q.(14) No lot shall be platted through a greenbelt, wetland, stormwater pond, upland preservation area or wetland buffer.

Q.(15) Prior to Preliminary and/or Final Site Plan approval for residential development within Parcels G, J, K, or L, a noise analysis shall be done based on the future 10-lane configuration of I-75 and anticipated traffic in 2025.

Manatee County Noise Level Criteria for the Gateway North DRI

MANATEE COUNTY NOISE STIPULATION*

No residential dwelling units shall be allowed in areas where the exterior noise level is;

Ldn > 65 dBA.:
Leq design hour > 65 dBA: or
L10 design Hour > 68 dBA

Unless protected by some performance equivalent measure to achieve;

Ldn # 65 dBA,
Leq design hour # 65 dBA, or
L10 design Hour # 68 dBA

NOISE REDUCTION REQUIRED*

Sound attenuating barriers should be provided between the residential units and the noise source.

Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and florida rooms.

Buildings shall be positioned to maximize the distance between the residential units and the noise source.

* For more detailed information see "The Noise Guidebook – A reference document for implementing the Department of Housing and Urban Development's Noise Policy", prepared by The Environmental Planning Division, Office of Environment and Energy.

- Q.(16) A unified sign plan shall be submitted with the first Preliminary Site Plan submittal. This plan shall include all residential and non-residential sign types proposed and their approximate locations. Non-residential freestanding signs located on Parcel F shall be limited to ground signs a maximum of 8 ft. in height and a size allowed by the amount of frontage. Non-residential freestanding signs for Parcels H and I shall meet the Entranceway provisions and shall be limited to no more than 3 combined pole signs as shown on the Sign Plan. If a lot contains more than one street frontage, a maximum of two freestanding signs per parcel will be allowed. Creation of a subdivision will not increase the number of freestanding signs permitted. **(Completed with PDMU-05-54/FSP-06-32))**

- Q.(17) The Community Service Parcel shall be limited to use by public safety, fire, or governmental uses. If the North River Fire Department does not need to use the site, it shall revert to Mixed Uses subject to the requirements in this ordinance and the Development Order. **(Completed)**
- Q.(18) A roadway buffer, a minimum of 30-foot wide shall be shown on the Moccasin Wallow Road and Buckeye Road frontages. This buffer shall contain two rows of canopy trees (10' tall, 4' spread) planted 25' on-center, slightly off-set in each row and evergreen understory trees at a quantity of 6 per 100 linear feet, planted with an informal staggered arrangement. All landscaping shall be planted favoring the roadway. This shall be approved by the Planning Department with the Final Site Plans for projects abutting I-75.
- Q (19). No cul-de-sac or dead end road length shall exceed 800 feet unless otherwise administratively approved by the County Administrator or his designee. The applicant shall provide justification for each individual request, demonstrating how the proposed design meets or exceeds the Code requirement. Specific approval is granted for cul-de-sacs as shown on Exhibit 8.
- Q:(20) Perimeter buffers for each site plan or plat shall be a minimum of 20 ft. in width and planted with canopy trees (2 1/2" caliper, 12' in height, with a 5' spread) off-set 30' on center in an informal staggered arrangement with an average quantity of three trees per 100 linear feet. Evergreen understory trees (2" caliper, 6' in height, with a 3' spread) off-set an average 17' on center in an informal staggered arrangement with an average quantity of six trees per 100 linear feet. An informally planted hedge consisting of 33 shrubs (30" in height at planting and 36" on center) shall be installed. Buffers shall be entirely planted prior to first Final Plat approval for each development pod. Landscaping on the public school site will be exempted from the requirements as set forth in this stipulation and will instead be required to follow the State Requirements for Educational Facilities (SREF) or the state requirements that are in effect at the time of development.
- The required buffer landscape shall consist of native or naturalized species typically found in this area (plant species to be approved by the Planning Department) and shall provide 85% opacity to a height of 6 (six) feet within three years from the date of the each Final Site Plan or Final Plat approval.
- Q.(21) There shall be no construction traffic access from this project to 40th Avenue East.
- Q.(22) Hotel is an approved use and may be located in a mixed use or commercial parcel.
- Q.(23) Telecommunication (or cell towers) shall be permitted in accordance with the regulations set forth in the Manatee County Land Development Code Section 704.59 (Codified by Ordinance 10-26). Pursuant to Section 704.59.2, #3, since the location of the tower(s) is not identified on the GDP, the applicant shall be required to file an application for Final Site Plan approval which shall be reviewed by the Board of County Commissioners at a public hearing prior to site approval of any

telecommunication tower proposed to be located within any area of the DRI.

- Q.(24) An Assisted Living Facility is an approved use and may be located in accordance with the regulations set forth in the Manatee County Land Development Code Section 704.62. An "Assisted living facility" shall be as defined and licensed under the Florida Statutes.
- Q.(25) "Senior Adult Housing or "housing for older persons" shall be as set forth in Section 760.29(4)(b), F.S., as same may be amended from time to time.

Section 5. LEGAL DESCRIPTION.

DESCRIPTION: (O.R. BOOK 1357, PAGE 132)

THE SOUTH 14 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

(END OF DESCRIPTION IN O.R. BOOK 1357, PAGE 132)

TOGETHER WITH:

DESCRIPTION: (O.R. BOOK 1357, PAGE 134)

PARCEL A

THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS THAT PORTION AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1025 AT PAGE 3055, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SUBJECT TO MAINTAINED RIGHT OF WAYS FOR BUCKEYE ROAD AND GRASS FARM ROAD, AND FLORIDA POWER AND LIGHT EASEMENT ALONG THE NORTH LINE THEREOF.

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO MAINTAINED RIGHT OF WAY FOR BUCKEYE ROAD.

PARCEL B

THE NORTHEAST 1/4, THE NORTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS THAT PORTION AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1030 AT PAGE 2797, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS THE SOUTH 14 FEET OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR 56TH AVENUE EAST.

LESS THAT PART FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 867 AT PAGE 441, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SUBJECT TO MAINTAINED RIGHT OF WAY FOR MOCCASIN-WALLOW ROAD.

PARCEL C

THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR MOCCASIN-WALLOW ROAD AND 40TH AVENUE EAST.

PARCEL D

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS LANDS DESCRIBED IN OFFICIAL RECORD BOOK 291 AT PAGE 245 AND OFFICIAL RECORD BOOK 898 AT PAGE 872, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LESS THE RIGHT OF WAY FOR INTERSTATE ROUTE 75.

PARCEL E

THE NORTHWEST 1 /4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL F

THAT PART OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LYING NORTHWEST OF AND ABUTTING THE NORTHWEST RIGHT OF WAY LINE FOR INTERSTATE ROUTE 75.

PARCEL G

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°33'15" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF THE MOCCASIN-WALLOW ROAD, A DISTANCE OF 193.38 FEET; THENCE NORTH 52°13'21" EAST, ALONG A

FENCE, A DISTANCE OF 758.64 FEET TO AN IRON PIPE; THENCE NORTH 14°16'09" WEST, A DISTANCE OF 211.00 FEET; THENCE NORTH 79°13'07" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 7°46'48" WEST, A DISTANCE OF 129.73 FEET; THENCE WEST, A DISTANCE OF 752.00 FEET; THENCE SOUTH 00°33'15" WEST ALONG THE AFOREMENTIONED WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 805.85 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 839 AT PAGE 235, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL H

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°30'20" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 492.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°30'20" WEST, A DISTANCE OF 835.31 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 88°54'50" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1040.38 FEET; THENCE NORTH 00°42'07" EAST, A DISTANCE OF 1293.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE NORTH 88°42'00" WEST, ALONG SAID RIGHT OF WAY LINE AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 714.86 FEET; THENCE SOUTH 00°30'20" WEST, A DISTANCE OF 462.00 FEET; THENCE NORTH 88°42'00" WEST, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL I

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°33'15" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 33.00 FEET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF MOCCASIN-WALLOW ROAD, A DISTANCE OF 193.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 52°03'21" EAST, ALONG A FENCE, A DISTANCE OF 756.64 FEET TO AN IRON PIPE; THENCE NORTH 14°16'09" WEST, A DISTANCE OF 211.00 FEET; THENCE NORTH 79°13'07" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 7°46'48" WEST, A DISTANCE OF 129.73 FEET; THENCE EAST, A DISTANCE OF 117.00 FEET; THENCE SOUTH 21°55'00" EAST, A DISTANCE OF 238.00 FEET; THENCE SOUTH 30°37'45" WEST, A DISTANCE OF 249.85 FEET; THENCE NORTH 59°02'07" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 51°53'51" WEST, A DISTANCE OF 674.66 FEET; THENCE WEST, ALONG THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF THE MOCCASIN-WALLOW ROAD, A DISTANCE OF 36.85 FEET TO THE POINT OF BEGINNING.

LESS THE RIGHT OF WAY FOR INTERSTATE ROUTE 75 AS DESCRIBED IN OFFICIAL RECORD BOOK 839 AT PAGE 235 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

(END OF DESCRIPTION IN O.R. BOOK 1357, PAGE 134)

LESS AND EXCEPT THEREFROM:

THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1598 AT PAGE 1537 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THEREFROM:

THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1598 AT PAGE 1541 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Section 6. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State, State of Florida.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 2nd day of December, 2010.

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

BY: _____

Donna G. Hayes
Donna G. Hayes, Chairman

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

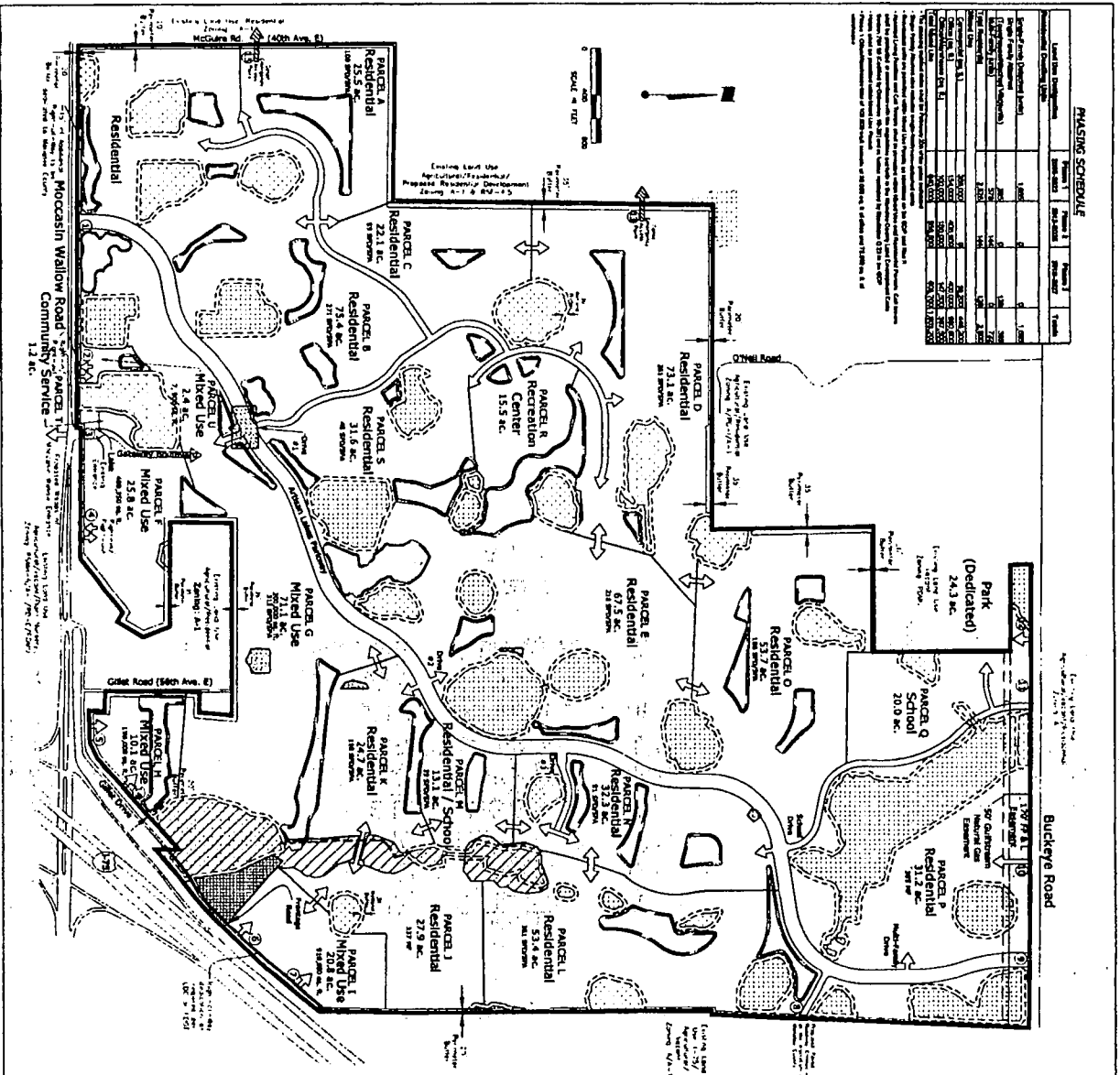
BY: _____

Diane E. Vollmer
Deputy Clerk



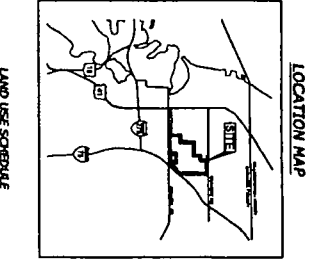
Zoning Order Exhibits:

- Exhibit 1 – GDP
- Exhibit 2 – Preservation and Conservation Map
- Exhibit 3 – Wetlands Impacts
- Exhibit 4 – Ambient Water Quality
- Exhibit 5 – Supplemental Water Quality
- Exhibit 6 – Land Use Equivalency Matrix
- Exhibit 7 – Wildlife Management Plan
- Exhibit 8 – Cul-de-Sacs Requiring Special Approval
- Exhibit 9 – Proportionate Share Table for Phase 1



PLANNING SCHEDULE

Parcel	Phase 1	Phase 2	Phase 3	Phase 4
Parcel A	12/10/10	12/10/10	12/10/10	12/10/10
Parcel B	12/10/10	12/10/10	12/10/10	12/10/10
Parcel C	12/10/10	12/10/10	12/10/10	12/10/10
Parcel D	12/10/10	12/10/10	12/10/10	12/10/10
Parcel E	12/10/10	12/10/10	12/10/10	12/10/10
Parcel F	12/10/10	12/10/10	12/10/10	12/10/10
Parcel G	12/10/10	12/10/10	12/10/10	12/10/10
Parcel H	12/10/10	12/10/10	12/10/10	12/10/10
Parcel I	12/10/10	12/10/10	12/10/10	12/10/10
Parcel J	12/10/10	12/10/10	12/10/10	12/10/10
Parcel K	12/10/10	12/10/10	12/10/10	12/10/10



LAND USE SCHEDULE

Parcel	Phase 1	Phase 2	Phase 3	Phase 4
Parcel A	Residential	Residential	Residential	Residential
Parcel B	Residential	Residential	Residential	Residential
Parcel C	Residential	Residential	Residential	Residential
Parcel D	Residential	Residential	Residential	Residential
Parcel E	Residential	Residential	Residential	Residential
Parcel F	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Parcel G	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Parcel H	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Parcel I	Residential	Residential	Residential	Residential
Parcel J	Residential	Residential	Residential	Residential
Parcel K	Residential	Residential	Residential	Residential

LEGEND

- Residential Medium Density
- Residential Medium Density
- Residential Medium Density (Impressed to accommodate with SFR/MD permit)
- Labels
- Access Arrows
- Preparation Areas
- Proposed Construction Areas
- Access Points

NOTES:

1. The site plan is based on the information provided by the applicant and is subject to change without notice.
2. The site plan is subject to the approval of the local planning commission and the local government.
3. The site plan is subject to the approval of the state planning commission and the state government.
4. The site plan is subject to the approval of the federal planning commission and the federal government.
5. The site plan is subject to the approval of the international planning commission and the international government.
6. The site plan is subject to the approval of the universal planning commission and the universal government.
7. The site plan is subject to the approval of the world planning commission and the world government.
8. The site plan is subject to the approval of the global planning commission and the global government.
9. The site plan is subject to the approval of the planetary planning commission and the planetary government.
10. The site plan is subject to the approval of the galactic planning commission and the galactic government.
11. The site plan is subject to the approval of the universal planning commission and the universal government.
12. The site plan is subject to the approval of the world planning commission and the world government.
13. The site plan is subject to the approval of the global planning commission and the global government.
14. The site plan is subject to the approval of the planetary planning commission and the planetary government.
15. The site plan is subject to the approval of the galactic planning commission and the galactic government.

GENERAL PLAN FOR GATEWAY NORTH

November 2, 2010

Wilsch Miller
10000 Wilsch Miller Blvd, Suite 100
Dallas, TX 75243
Phone: (972) 412-1111
Fax: (972) 412-1112
www.wilschmiller.com




EXHIBIT 2

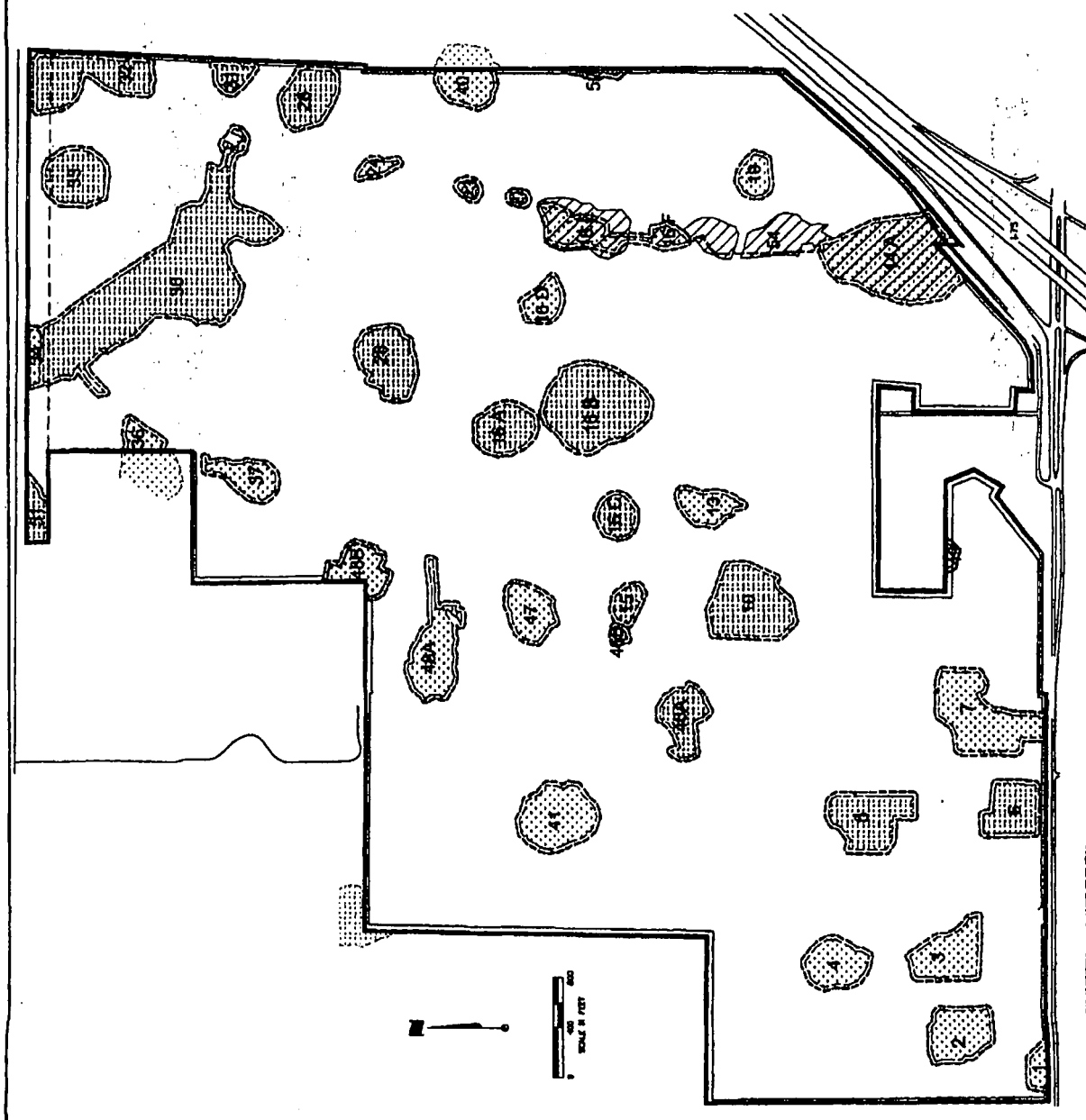
**DRI #218
GATEWAY NORTH
PRESERVATION/
CONSERVATION MAP**

March 17, 2010

WSP

LEGEND

	Proposed Wetlands
	Existing Wetlands
	Preservation Area



**Exhibit 3
Wetland Acreages and Impacts - March 17, 2010**

Wetland #	Land Use	Acres	Permanent Impact Acreage
1	610	0.93	
2	610	3.71	
3	610	3.71	
4	610	3.00	
5	610	4.50	
6	610	3.08	
7	610	6.79	0.1
8	610	1.67	1.67
10	640	6.44	
11	610	0.81	0.81
12	615	0.25	0.25
13	641	1.98	
14A	615	10.75	
15	640	0.99	
16A	640	3.00	
16B	640	8.78	
16C	640	1.62	
16D	640	1.49	
16E	615	2.50	
16F	615	0.85	
19	610	1.36	
22	619	0.23	
23	640	0.40	
24	640	0.55	
25	640	3.19	
27	643	0.17	0.17
28	640	4.19	
30	640	23.42	
31	640	0.96	
32	640	5.37	
33	641	3.75	
34	641	0.77	
36	610	1.10	
37	610	2.16	
40	610	2.31	
41	640	4.98	
46A	610	2.75	
46B	610	0.19	
47	610	2.57	
48A	610	4.64	
48B	610	2.69	
49	610	0.27	
51	640	1.58	
52	640	0.30	
54	615	0.25	
Total:		136.90	3.00

Total Permanent Wetland Acreage after Impacts: 133.90

Exhibit 4

Ambient Water Quality Monitoring Requirements for Developments

General Monitoring Plan Requirements

Applicants should establish by pre-development monitoring data collection the current status of any receiving waterbody of the proposed development under the Impaired Waters Rule, 62-303 F.A.C.. Monitoring plan designs must be pre-approved by the Environmental Management Department, Water Quality Division, which will also review the required reports.

Program Duration and Sampling Frequency

Water quality monitoring must meet the data sufficiency requirements of 62-303.320(4) F.A.C.. At least ten, independent samples with at least one sample from three of the four calendar seasons as described in the cited administrative code. However, sampling must be attempted in all four calendar seasons. Data collection must continue in successive calendar seasons until sufficient data are accumulated to determine the water body status. One year of monitoring data collection will normally be required to meet this criterion. Data from other entities do not satisfy this requirement for current monitoring data collection.

Sampling Stations

A minimum of one surface water sampling station is to be located in each water body that will receive stormwater discharges from the completed development. Additional stations may significantly increase the reliability of the monitoring program. Applicants should carefully consider if their monitoring program design is viable during the dry season. Samples from multiple stations must meet the independence criteria of 62-303.320(4) F.A.C..

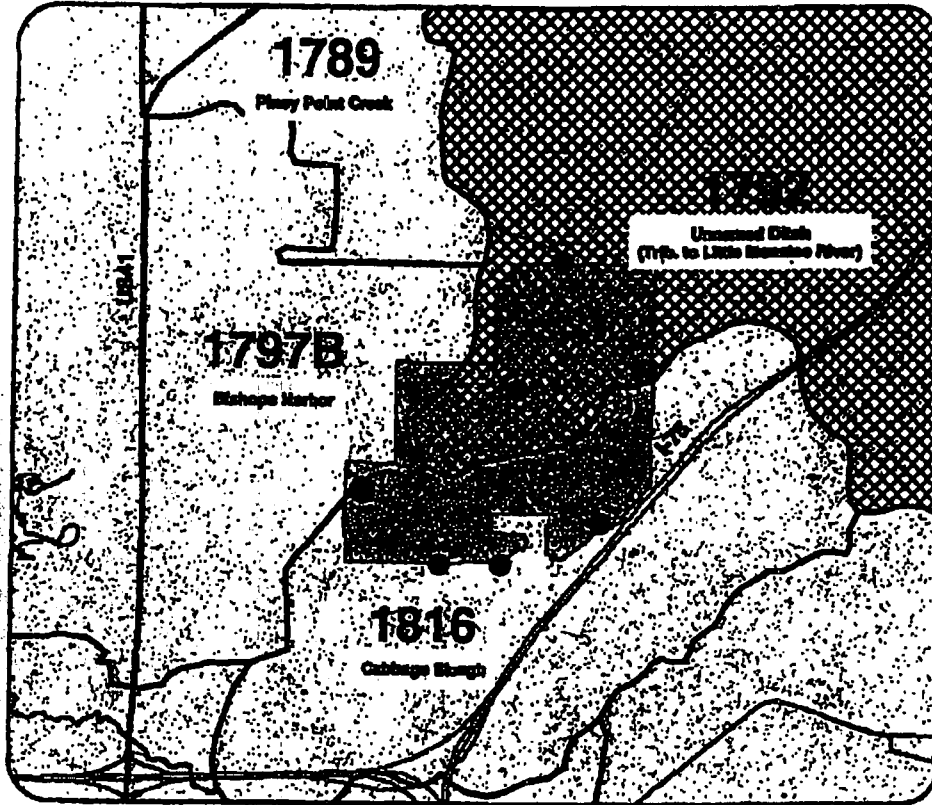
Quality Assurance

Monitoring data must meet all of the quality assurance requirements of 62-303.320(7) F.A.C. All monitoring data must be submitted to STORET.

Reporting

Applicants should submit quarterly status reports no later than 60 days following the end of each calendar quarter. Status reports will indicate where and when monitoring data were collected and summarize the results. A final, interpretive report is due no later than 90 days following the conclusion of the monitoring program. The report will evaluate the monitoring data using the procedures described in 62-303.300 F.A.C. (Planning List), State water quality standards in 62-302 F.A.C., and procedures used by the Florida Department of Environmental Protection Watershed Management Cycle, Phase 1 (Planning List). Data from other entities meeting the quality assurance requirements described above may be used in the interpretive report. Results should be submitted to STORET concurrently with the submission of the final report. Your final report should indicate how these data were labeled so that the submission can be verified through the STORET Internet interface.

Gateway North Water Quality Stations



- Groundwater-Deep Well Station
- Groundwater-Shallow Well Station
- Surface Water Station
- ▭ WBID Boundaries
- ▨ Impaired for Dissolved Oxygen-Run 14
- Major Roads



Exhibit 5

Gateway North/AKA Property Reserve, Inc. PDMU-91-01

Supplemental Surface Water Quality Monitoring Plan Proposal

The following presents a Supplemental Water Quality Monitoring Plan, in accordance with the stipulation under Development Order Condition F.(5) 1. Pre-Construction Monitoring for the above referenced NOPC development site. An aerial map showing the Gateway North NOPC site boundaries is provided following this monitoring plan proposal.

Baseline water quality monitoring was performed and approved by MCEMD for the original DRI project, in late 1997. The baseline monitoring continued through January 1999 in order to collect sufficient, representative surface water quality data to satisfy the Manatee County Ordinance 93-49, Development Order requirements, at that time. In the interim, MCEMD has mandated additional development order requirements in order to meet the state's reasonable assurance criteria for total maximum daily load (TMDL) allocations for impaired and potentially impaired waterbodies.

The following supplemental water quality monitoring plan for ambient, surface water conditions is proposed in order to meet those additional requirements referenced in Exhibit "A" (MCEMD's "Ambient Monitoring Requirements for Developments") of the above referenced Development Order, during the pre-developmental phase of the proposed NOPC project. A copy of "Exhibit A" is provided with this monitoring plan for reference. Upon approval, the monitoring program will begin immediately in order to satisfy the one year of monitoring data collection prior to site development activities.

Sampling Stations/Locations:

Five water quality monitoring stations were established to monitor the DRI site during 1997 to 1999. The stations were located upgradient and downgradient of sub-basin drainages within the DRI site. The Gateway North DRI monitoring station locations are shown on the attached MCEMD Basin ID map, identified as Exhibit "B". Monitoring of the same locations is proposed for the supplemental water quality monitoring program in order to detect surface water quality trends for the water quality parameters previously analyzed.

Monitoring Frequency and Parameters:

Surface water sampling will be conducted at the five surface water monitoring stations (Exhibit "B") on a quarterly basis in order to meet the data sufficiency requirements of 62-303.320(4) F.A.C. At least ten, independent samples are to be collected with at least one sample from three of the four calendar quarters in order to determine the additional representative, ambient water quality conditions during the pre-development phase of the NOPC project.

The following parameters will be analyzed from samples collected from the monitoring stations:

Dissolved oxygen;
Temperature;
pH;
Conductivity/Salinity
Fecal and Total Coliform;
Turbidity;
Total suspended solids (TSS)
Total organic carbon (TOC)
Color
Carbonaceous biologic oxygen demand (CBOD)
Calcium magnesium (Ca Mg)
Potassium (K)
Sodium (Na)
Iron (Fe)
Chlorophyll a
Phaeophytin a
Nitrate
Total kjeldahl nitrogen (TKN)
Ammonia (NH₃)
Total nitrogen;
Nitrate + Nitrite
Total phosphorus
Total phosphate
Sulfate (SO₄)
Fluoride
Chloride
Organochlorine Pesticides (EPA 608 parameter list)
Primary Herbicides: 2,4, 5-TP Silvex and 2,4 - D

Quality Assurance/Quality Control: Sampling/Analytical Methods

All sampling and field measurements will follow the applicable collection and quality control protocols and requirements described in DEP-SOP-001/01 (January 1, 2002) and DEP-QA-

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001/92 (Laboratory Operations and Sample Collection Activities). Analytical methods will meet all of the quality assurance requirements stipulated in 62-303.320(7).

Reporting:

Reporting for the supplemental water quality monitoring program will be performed in accordance with the provisions in Exhibit "A". Field and laboratory analytical results for the supplemental monitoring periods will be submitted to MCEMD in a quarterly status report no later than 60 days following the end of each calendar quarter. These status reports will indicate monitoring data collection frequency, location and will summarize the results. An interpretive report will be submitted at the conclusion of the pre-development monitoring (for ambient water quality conditions) period, no later than 90 days following the final (pre-development) monitoring event. All data will be submitted to STORET as specified in Exhibit "A".

Attachments: (updated) Aerial Map Exhibit (DRI/NOPC site boundaries)
Exhibit "A" (MCEMD Ambient Water Quality Monitoring Document)
Exhibit "B" (MCEMD Basin ID map)

CC: Tom Spence, TW Acquisitions, Inc.
Greg Blanchard, MCEMD
Brenda Arnold, FDEP

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GATEWAY NORTH DRILLAND USE EQUIVALENCY MATRIX (November 2010)

"A"	"B"									
	EQUIVALENT USES									
LAND USES THAT ARE TO BE TRADED	# OF SINGLE-FAMILY DWELLING UNITS	# OF SINGLE-FAMILY ATTACHED UNITS	# OF MULTI-FAMILY APARTMENTS	# BR. ADULT HOUSING DETACHED UNITS	# BR. ADULT HOUSING ATTACHED UNITS	# OF SQ. FT. RETAIL	# OF SQ. FT. MAN-WAREHOUSE	# OF SQ. FT. OF OFFICE	# OF SQ. FT. OF WAREHOUSING	# OF HOTEL ROOMS
SINGLE FAMILY DETACHED DWELLING UNIT	(1.00)	(1.55)	(1.36)	(2.83)	(4.94)	(141.07)	(2633.33)	(328.17)	(1128.57)	(1.13)
SINGLE FAMILY ATTACHED	(0.65)	(1.00)	(0.88)	(1.89)	(3.19)	(81.07)	(1861.54)	(212.50)	(728.57)	(0.73)
MULTI FAMILY APARTMENT	(0.73)	(1.14)	(1.00)	(2.15)	(3.63)	(103.57)	(1833.33)	(241.67)	(828.57)	(0.83)
1000 SQ. FT. OF RETAIL	(7.09)	(10.98)	(9.66)	(20.74)	(35.00)	(1000.00)	(21538.48)	(2333.33)	(8000.00)	(8.00)
1000 SQ. FT. OF OFFICE	(3.04)	(4.71)	(4.14)	(8.89)	(15.00)	(428.57)	(9230.77)	(1000.00)	(3428.57)	(3.43)
1000 SQ. FT. WAREHOUSING	(0.89)	(1.37)	(1.21)	(2.59)	(4.38)	(125.00)	(2333.33)	(281.87)	(1000.00)	(1.00)

* The calculations must always start in Column "A" and end in Column "B". Start in Column "A" at appropriate row, proceed horizontally, then vertically to the equivalent use in Column "B". The equivalent Column "B" land use is noted in the () at the intersection of the "traded land use" horizontal row, and the "equivalent uses" vertical column. For example, one Single Family Detached unit (Column "A", second row) can be traded into 141.07 sq. feet of Retail. The intersection of the Single Family Detached unit row, and the Retail column is 141.07 Sq. Feet.

In order to preserve the multi-use nature of this development, Phase I land use exchanges will be limited so that the following Phase I minima and maxima for each land use will be observed:

Use	Phase I	
	Approved Uses	Minimum Maximum*
Single-Family Detached (including Sr. Adult) d.u.'s	1,685	1,011 2,359
Single-Family Attached (including Sr. Adult) d.u.'s	285	159 371
Multi-Family Apartment d.u.'s	578	347 808
Commercial s.f.	388,000	308,600 483,200
Office s.f.	184,000**	147,200 220,800
Hotel rooms	0	0 180
Mini-warehouse s.f.	0	0 175,000
Warehouse s.f.	70,000	56,000 84,000

**No individual land use category shall exceed the threshold for increases as established in Subsection 380.08(19), Florida Statutes without a Notice of Proposed Change Substantial Deviation Analysis.

***184,000 square feet of office includes 30,000 square feet of office assumed in Office/Service Center.

**GATEWAY NORTH
WILDLIFE MANAGEMENT PLAN**

May 11, 1993

Prepared For:

**MAGNOLIA MANAGEMENT CORPORATION
1700 - 13th Street, Suite 1
St. Cloud, Florida 34769**

Prepared By:

**CONSERVATION CONSULTANTS, INC.
5010 U.S. Highway 19, North
Post Office Box 35
Palmetto, Florida 34220**

H. Clayton Robertson

H. Clayton Robertson, Principal Scientist

CONSERVATION CONSULTANTS, INC.

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GATEWAY NORTH WILDLIFE MANAGEMENT PLAN

1.0 INTRODUCTION

The Gateway North project is an approved Development of Regional Impact (DRI) located in northwest Manatee County. The project consists of approximately 1070 acres bordered to the north by Buckeye Road, to the south by Moccasin Wallow Road, and to the southeast by Interstate 75 (Figure 1). The project will be a mixed-use development containing single family, townhome, and multi-family dwellings; commercial space; office space; a school site; a recreation center; and a county park/habitat preserve.

Condition C.(1) of Manatee County Ordinance 92-30 (hereinafter referred to as Development Order) requires that the Developer prepare a plan in accordance with the management guidelines of the Florida Game and Fresh Water Fish Commission (FGFWFC) and receive administrative approval by the FGFWFC, the County, and the Environmental Action Commission (EAC). Specifically the plan shall:

"Address all listed species observed on site, or which are observed frequenting the site for nesting, feeding, or breeding, to include cranes and other wading birds. This plan shall also include information on upland and wetland preserve habitat protection and management, as well as information on site maintenance, fire frequency, wetland management and boundary protection. The plan shall identify the bound entity for implementation, management, and financial responsibility."

To this end, this report provides an overview of the distribution and abundance of the protected species on the project site; a description of the various habitat management and preservation areas; the types of habitat management necessary to provide suitable

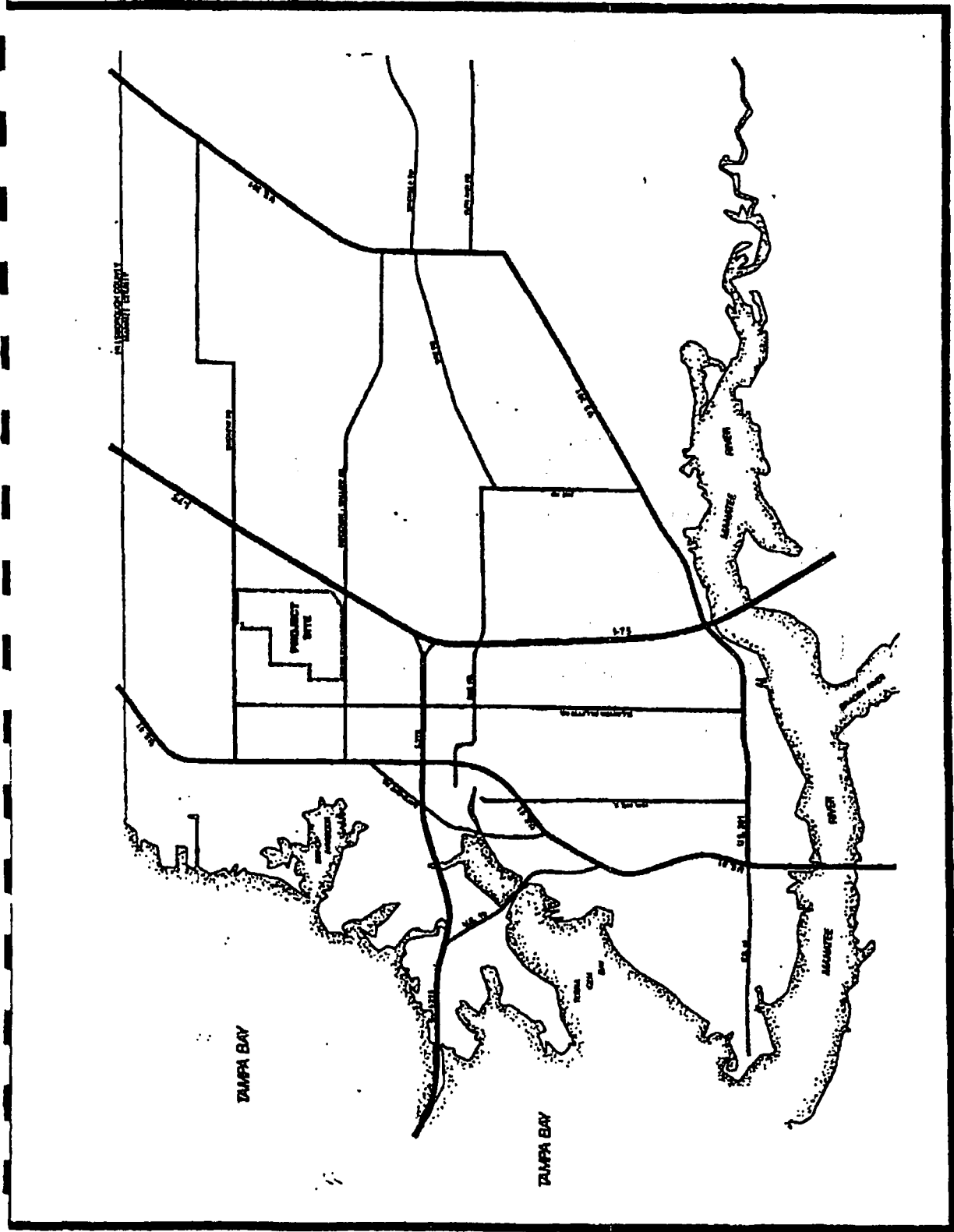


FIGURE 1. GATEWAY NORTH PROJECT LOCATION.

SOURCE: GATEWAY NORTH DEVELOPMENT OF REGIONAL IMPACT/APPLICATION FOR DEVELOPMENT APPROVAL

conditions for protected species; the management techniques to be used to accomplish the objectives; and an outline of a monitoring program which will allow periodic analysis of the success of the management plan. The approvals required by Condition C. (1) of the Development Order are also requested.

2.0 SITE CHARACTERISTICS

The Gateway North site exhibits extensive improvements for agriculture including conversion to citrus groves (437 acres), pasture (299 acres), fallow crop land (34 acres) and fish farming (5 acres). The dominant natural systems include freshwater marsh and wet prairie wetlands (100 acres), mixed hardwood wetlands (44 acres), pine-mesic oak upland forests (30 acres), and disturbed mixed hardwood wetlands (28 acres). Figure 2, prepared for the Gateway North DRI Application for Development Approval (DRI/ADA) (Dames and Moore, 1990), identifies the extent and configuration of the various habitat types and land uses on the site. The acreage of the various habitat types or land uses, as categorized by the Florida Land Use, Cover and Forms Classification System (Department of Transportation, 1985) is provided in Table 1.

3.0 DISTRIBUTION AND ABUNDANCE OF PROTECTED SPECIES

The methodology presented below generally outlines the field procedures and evaluations used to identify and confirm the presence of animal species listed by the Florida Game and Freshwater Fish Commission (FGFWFC) and/or the U. S. Fish and Wildlife Service (USFWS) and plant species listed by the USFWS. The DRI/ADA wildlife sampling program was conducted in general accordance with the Florida Game and

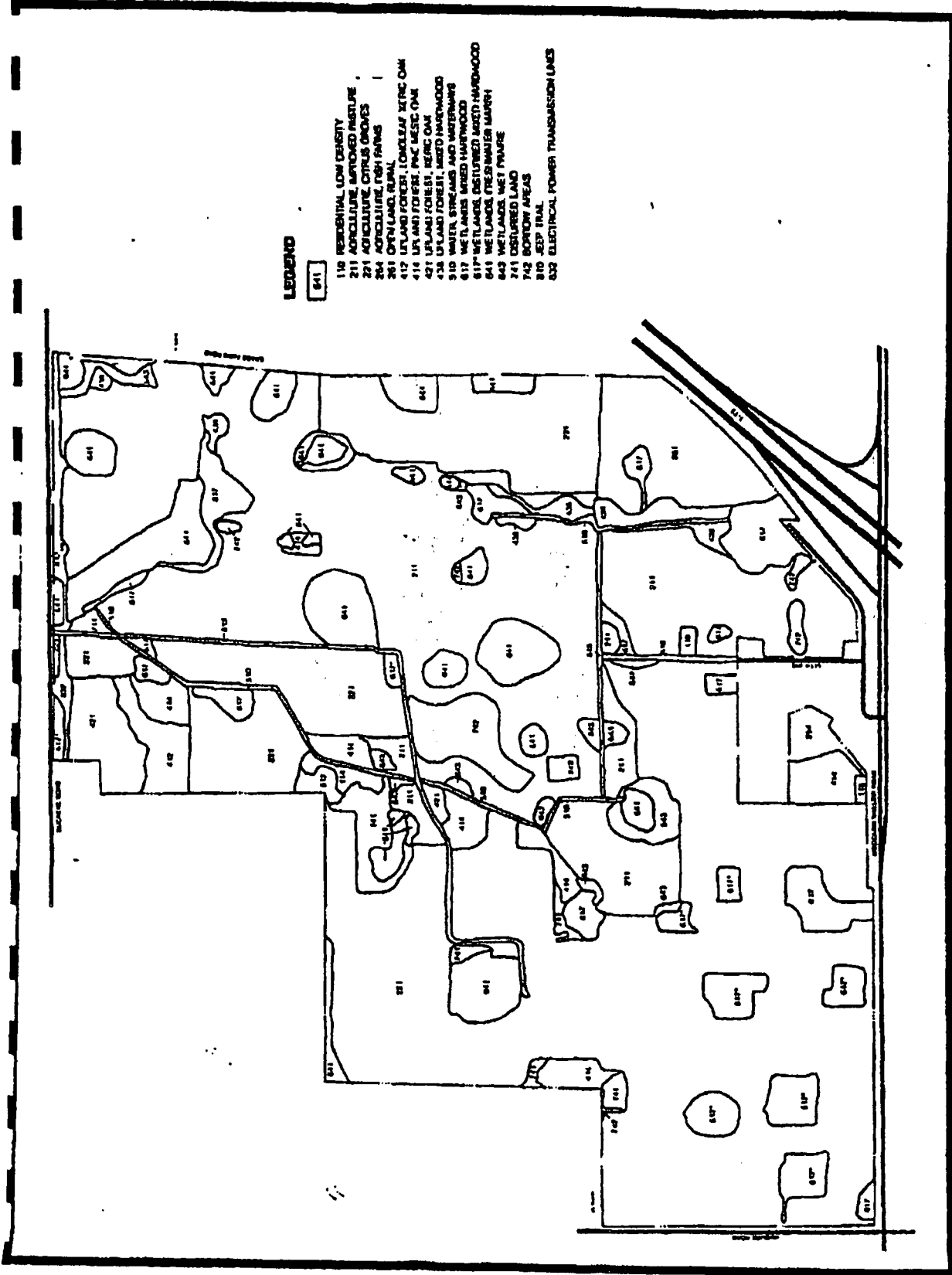


FIGURE 2. GATEWAY NORTH LAND USE AND EXISTING VEGETATIVE ASSOCIATIONS.

SOURCE: GATEWAY NORTH DEVELOPMENT OF REGIONAL IMPACT/APPLICATION FOR DEVELOPMENT APPROVAL.

TABLE 1. EXISTING LAND USE AND COVER CLASSIFICATIONS FOR THE GATEWAY-NORTH SITE

Cover	Description	Acreage	% of Total Acreage
110	Residential, Low Density	1.7	0.2
211	Improved Pastures	298.8	27.9
221	Agricultural, Citrus Groves	437.1	40.9
254	Agricultural, Fish Farms	5.1	0.5
261	Open Land, Rural	33.9	3.2
412	Longleaf Pine-Xeric Oak	9.0	0.8
419	Pine-Mesic Oak	29.5	2.8
421	Xeric Oak	15.0	1.4
438	Mixed Hardwoods	12.4	1.2
510	Water, Streams & Waterways	9.6	0.9
617	Mixed Hardwood Wetland	44.3	4.1
617*	Disturbed Mixed Hardwood Wetlands	27.5	2.6
641	Freshwater Marsh	83.8	7.8
643	Wet Prairie	15.8	1.5
741	Disturbed Land	12.7	1.2
742	Borrow Areas	18.9	1.8
810	Jeep Trail	6.2	0.6
832	Electrical Power Transmission Lines	8.5	0.8
		1,069.8	100.0

Source: Gateway North Development of Regional Impact Application for Development Approval. September 1990.

Fresh Water Fish Commission's Wildlife Methodology Guidelines (FGFWFC, 1988). As described in the DRI/ADA (Dames and Moore, 1990).

"Surveys were performed to determine existing wildlife usage of the property. The previously discussed vegetative community mapping was reviewed to select representative areas of the various habitats and to concentrate efforts in areas of suitable habitat. In May 1990, approximately 130 man-hours were logged in the field performing the wildlife assessment. The surveys generally consisted of meandering pedestrian transects in all vegetative communities on the property."

3.1 Wetland Surveys

Marshes, wet prairies, mixed wetland hardwoods and borrow areas were included in the wetland surveys. Wetlands were surveyed during the morning and evening hours for four days. Due to recent drought conditions, most of the wetlands were dry. The investigation was concentrated at two sites, a freshwater marsh in the northeast and a borrow area in the central portion of the property. These two areas provided the most suitable forage habitat for wildlife utilizing on-site wetlands at the time of the surveys.

A follow-up survey was conducted in an effort to determine the presence of a reported Florida Sandhill Crane nest. A supplemental pedestrian survey of herbaceous wetland habitats was conducted to seek evidence of on-site nesting by Sandhill Cranes (Dames and Moore, 1991).

3.2 Upland Surveys

The upland wildlife surveys consisted primarily of linear and meandering pedestrian transects through areas of suitable habitat in May 1990. Meandering transects were used to maximize site coverage.

Because vegetative mapping indicated that potential Gopher Tortoise habitat occurred on site, the presence of Gopher Tortoise habitats was determined using pedestrian transect surveys through these habitat areas (Figure 3). The status of each burrow was recorded according to the following criteria: active - obvious tortoise tracks or shell scraping signs at the burrow entrance; inactive - no tracks or shell scrapings; burrow unoccluded by debris, but recent use apparent; abandoned - burrow covered with sticks, weeds, grass, burrow collapsed or dilapidated. A Gopher Tortoise population estimate was calculated according to methodology described by Auffenberg and Franz (1982).

3.3 Results

Six bird species observed on the site are listed by the FGFWFC and/or the USFWS; Wood Stork, Florida Sandhill Crane, Little Blue Heron, Tri-colored Heron, Snowy Egret, and Roseate Spoonbill. The Wood Stork is listed as Endangered by the FGFWFC and USFWS, the Florida Sandhill Crane is listed as Threatened by the FGFWFC, but is unlisted by the USFWS, and the Little Blue Heron, Tri-colored Heron, Snowy Egret and Roseate Spoonbill are all listed as Species of Special Concern by the FGFWFC and unlisted by the USFWS.

No endangered or threatened mammal, reptile, or amphibian species were observed on the site. However, one reptile, the Gopher Tortoise, and one mammal, the Sherman's Fox Squirrel, found on the site are listed as Species of Special Concern by the FGFWFC. A list of protected wildlife species observed on the site is provided in Table 2 and sighting locations are depicted on Figure 4.

No plant species listed by the U.S. Fish and Wildlife Service were found on the site.

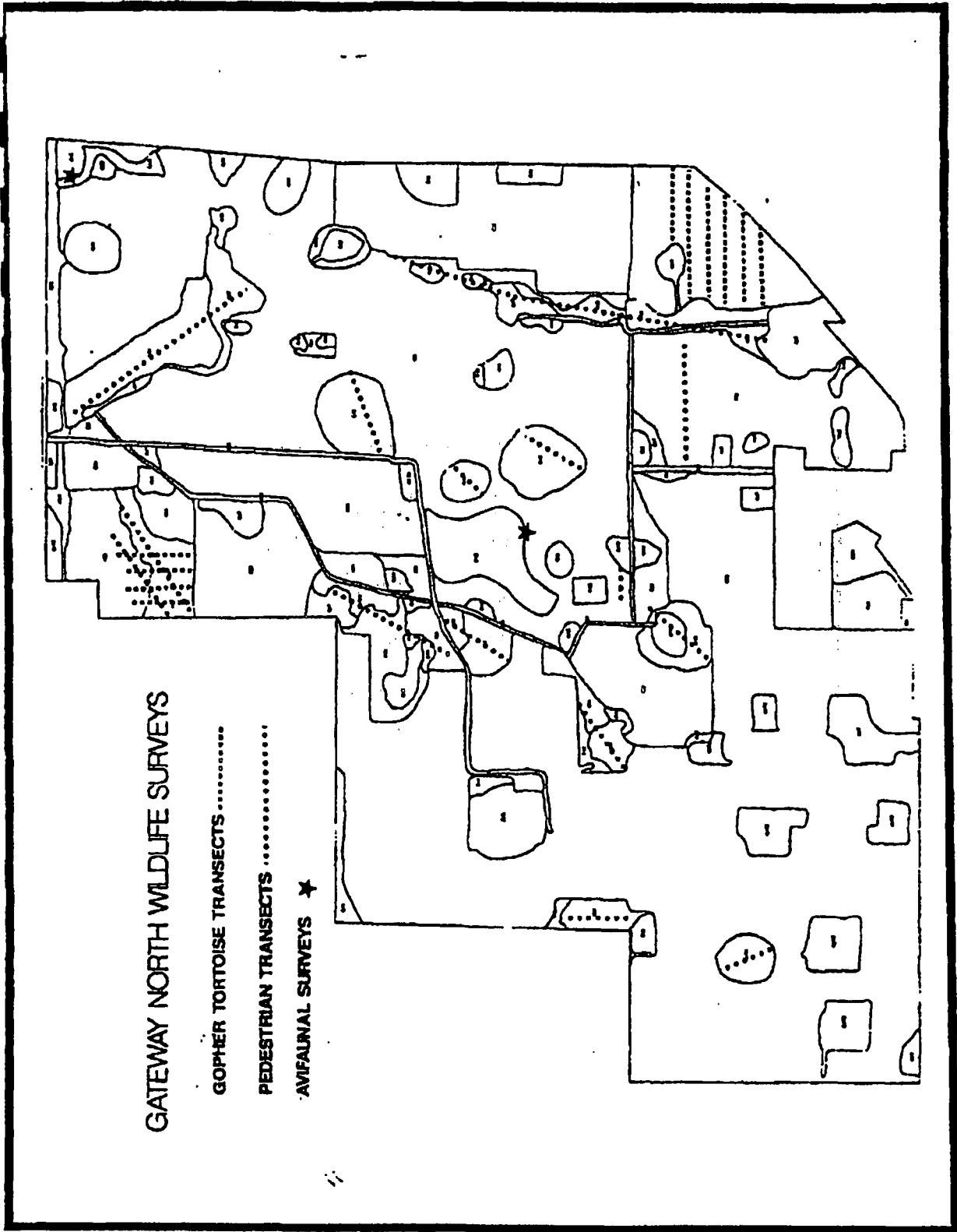


FIGURE 3. GATEWAY NORTH WILDLIFE SURVEYS.

SOURCE: GATEWAY NORTH DEVELOPMENT OF REGIONAL IMPACT SUFFICIENCY RESPONSE.

TABLE 2. PROTECTED WILDLIFE OBSERVED ON THE GATEWAY NORTH SITE

SPECIES	STATUS
Birds	
Wood Stork (<i>Mycteria americana</i>)	Endangered (FGFWFC ¹ , USFWS ²)
Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)	Threatened (FGFWFC)
Little Blue Heron (<i>Egretta caerulea</i>)	Species of Special Concern (FGFWFC)
Snowy Egret (<i>E. thula</i>)	Species of Special Concern (FGFWFC)
Tri-colored Heron (<i>E. tricolor</i>)	Species of Special Concern (FGFWFC)
Roseate Spoonbill (<i>Ajaja ajaja</i>)	Species of Special Concern (FGFWFC)
Reptiles	
Gopher Tortoise (<i>Gopherus polyphemus</i>)	Species of Special Concern (FGFWFC)
Mammals	
Sherman's Fox Squirrel (<i>Sciurus niger shermani</i>)	Species of Special Concern (FGFWFC)

¹Florida Game and Fresh Water Fish Commission (Section 39-27.03-05, Florida Administrative Code).

²U.S. Fish and Wildlife Service (50 CFR 17.11).

Source: Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida. November 1, 1992.

GATEWAY NORTH LISTED SPECIES SIGHTINGS

- #1 SANDHILL CRANE (T)
- #2 WOODSTORK (E)
- #3 LITTLE BLUE HERON (SSC)
- #4 TRICOLORED HERON (SSC)
- #5 SNOWY EGRHT (SSC)
- #6 ROSEATE SPOONBILL (SSC)
- #7 GOPHER TOKTOISH (SSC)
- #8 SHERMANS FOX SQUIRREL (SSC)

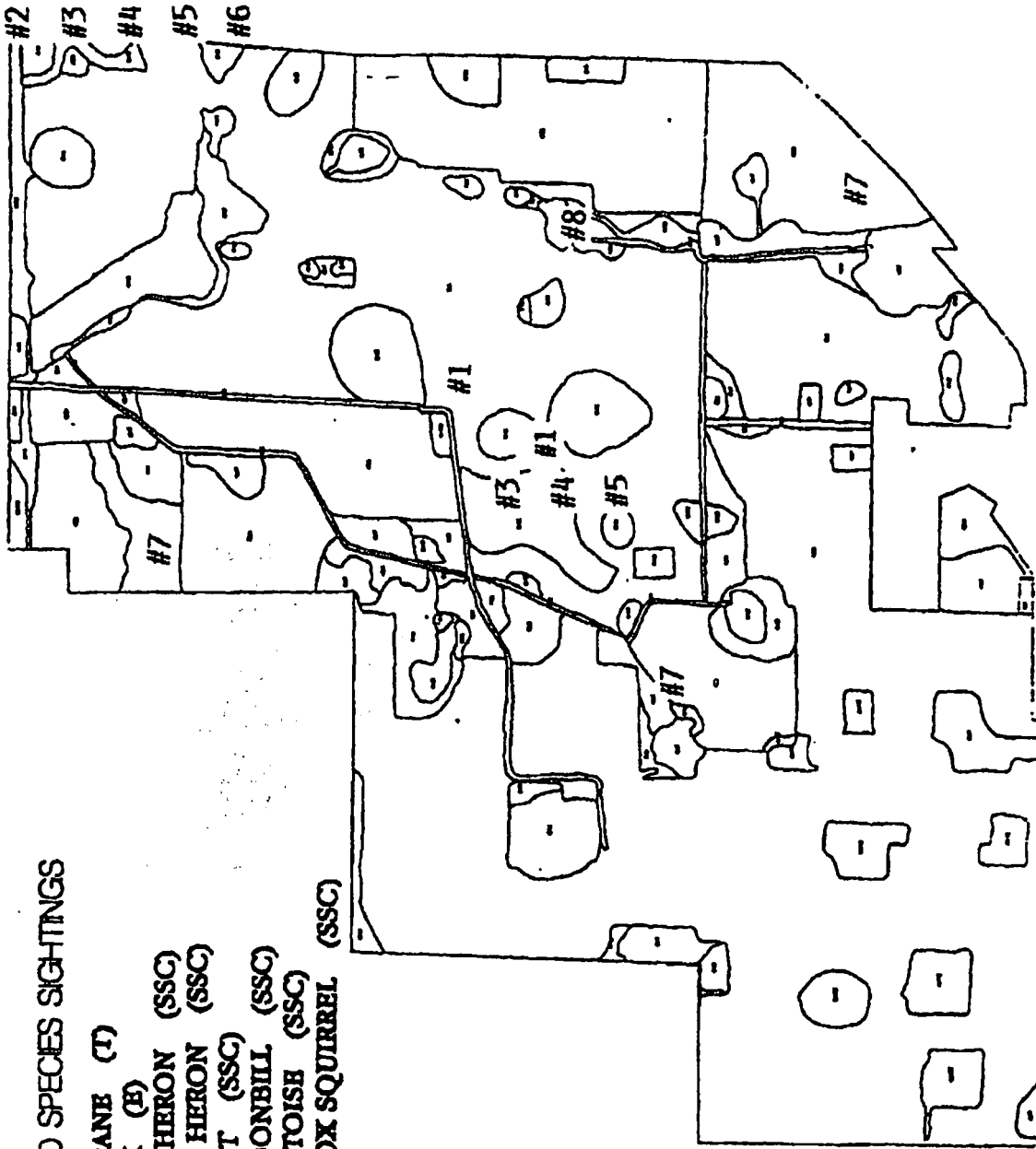


FIGURE 4. GATEWAY NORTH LISTED SPECIES SIGHTINGS.

SOURCE: GATEWAY NORTH DEVELOPMENT OF REGIONAL IMPACT SUFFICIENCY RESPONSE.

Wood Stork (Endangered): Wood Storks were observed feeding in one wetland on the site. These birds sometimes prefer to wade in shallow water where they feed primarily on fish and will frequent water filled ditches and shallow ponds. It is likely that this species seasonally utilizes the wetland resources on site for feeding. Wood Storks typically nest in large colonies, usually in cypress trees. Suitable nest area is not expectedly available on site and no nesting was observed.

Florida Sandhill Crane (Threatened): Florida Sandhill Cranes have been observed within the improved pasture near the large central freshwater marsh. Two adults and two young were observed in May 1990. No nests were observed during the surveys and no documentation of Florida Sandhill Crane nesting on site is available. The adult and young cranes observed in May 1990 may have nested elsewhere but feed on the site. The cranes observed are believed to be the Threatened Florida Sandhill Crane subspecies because of the presence of chicks.

Little Blue Heron, Tri-colored Heron, Snowy Egret, and Roseate Spoonbill (Species of Special Concern): These wading birds were not observed nesting on the site but were observed perching and wading within wetlands and the open water bodies.

Gopher Tortoise (Species of Special Concern): The survey of Gopher Tortoise habitat discovered two disjunct tortoise colonies and two isolated burrows. The first colony contained 11 active and 6 abandoned burrows in the longleaf pine/xeric oak habitat (FLUCFCS code 412) in the northwest corner of the parcel. Approximately 4 acres of the habitat had sufficiently thin understory to be acceptable to tortoises. The second colony contained 9 active and 1 abandoned burrows in improved pasture (FLUCFCS

code 211) comprising 5 acres. The isolated, active burrows were located 900 feet southwest, and 600 feet west-northwest, respectively, of the large borrow pit.

Using a conversion factor of 0.614 (Auffenberg and Franz, 1982), the composite number of active and inactive burrows yields estimated colony sizes of 7 and 6. Assuming each of the isolated burrows has one resident, the estimated total number of Gopher Tortoises on the parcel is 15. The estimated density of tortoises in the two colonies is 1.7 and 1.2 tortoises per acre, respectively.

Sherman's Fox Squirrel (*Sciurus niger shermani*): A single Sherman's Fox Squirrel was observed within a wetland adjacent to an upland mixed forest on the site. Sherman's Fox Squirrels typically prefer sandhills and longleaf pine/turkey oak associations and sand pine scrub. In the absence of these habitats Fox Squirrels prefer open pine/oak woodlands and mixed forests where they can build their tree nests and feed on nuts and seeds.

4.0 HABITAT CONSERVATION AND MANAGEMENT

The Gateway North development plan sets aside over 431 acres of habitat (Table 3). Both upland and wetland habitats will be preserved and additional wetland habitats will be created as compensation for impacts to wetlands and as open water bodies (Figure 5). Specific requirements of the protected species found on site are addressed below.

4.1 Wading Birds

The protected wading birds observed on site, the Wood Stork, Florida Sandhill Crane, Little Blue Heron, Snowy Egret, Tri-colored Heron, and Roseate Spoonbill will be

TABLE 3. WILDLIFE HABITAT PRESERVED AND CREATED, GATEWAY NORTH DEVELOPMENT OF REGIONAL IMPACT.

	<u>Acres</u>
<u>NATIVE HABITAT</u>	
<u>Upland</u>	
Park	
Upland Forest, Xeric Oak (421)	12.7
Upland Forest, Longleaf Pine/Xeric Oak (412)	8.1
Upland Forest, Pine Mesic Oak (414)	3.6
Wetland Buffers	•
<u>Wetland</u>	155.9
Total Native Habitat (excluding wetland buffers)	> 180.2
<u>CREATED HABITAT</u>	
Wetland	
Mitigation	26.5
Lake	72.9
Stormwater Lakes	151.6
Total Created Habitat (excluding wetland buffer)	<u>251.0</u>
Total Habitat Preserved and Created	> 431.2

* To be determined.

protected by providing sufficient wetland and open water habitat. Both wetland and open water habitats will receive net area increases in acreage.

These species will be accommodated by 155.9 acres of preserved wetland habitat, 26.5 acres of mitigation wetlands, and 224.5 acres of lake and stormwater ponds for foraging. In addition to the wetland acreage, a thirty-foot wide upland buffer will be maintained around preserved and created wetlands. Although there is no documentation that any of these species utilize the site for nesting, one of the proposed mitigation areas has been designed to replace sandhill crane nesting habitat which would be impacted by creation of the 72.9 acre lake. This mitigation area, which was required in the permit for the lake, is provided for recreation east of the lake and is expected to exceed the quality of the currently available nesting habitat for Florida Sandhill Cranes. This mitigation area was designed based upon FGFWFC Sandhill Crane Nesting Site Criteria.

4.2 Sherman's Fox Squirrel

The area where the Sherman's Fox Squirrel was observed on the site is upland forest/mixed hardwood (438) adjacent to mixed hardwood wetland (617). The preservation of this wetland and its associated upland buffer of mixed hardwoods habitat is expected to provide sufficient habitat for this species. This species may utilize the pine mesic oak habitat (414) to be preserved with the park/habitat preserve, as well.

4.3 Gopher Tortoise

The protection of the Gopher Tortoise on site will be accomplished through preservation, maintenance and management as appropriate, of a 24.3 acre upland park/habitat

preserve in the northwest corner of the project. A colony of tortoise currently resides in this area. The park is comprised of three upland land use types: xeric oak forest (421) (~ 12.7 acres), longleaf pine/xeric oak forest (412) (~ 8.1 acres), and pine mesic oak forest (414) (~ 3.5 acres). In accordance with the Development Order requirements, the upland park/habitat preserve will be conveyed to Manatee County prior to future development approvals.

The acreage of tortoise habitat and the number of individuals on site does not meet the threshold for habitat protection as discussed in "Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida" (Cox, *et al.*, 1987). However, the proposed protection of the entire four (4) acres (44%) of occupied longleaf pine/xeric oak forest on site exceeds the 25% (2.25 acres) protection guideline for the nine acres (4 acres of pine/oak plus 5 acres of improved pasture) of occupied habitat occurring on the property. The proposed park/habitat preserve area, therefore satisfies the guidelines for the habitat protection option for obtaining a gopher tortoise "taking" permit (Hartman, 1992).

4.4 Habitat Management Techniques

The primary objective of management is to maintain native plant community characteristics which fulfill the habitat requirements of the protected species found on the site. No active management is proposed for preserved wetlands and wetland buffers. The wetland areas will be maintained by designing the project's surface water management system to maintain wetland hydroperiods.

Created wetlands will be maintained as required by the appropriate wetland regulatory agencies. Typical management includes removal of exotic and nuisance vegetation and replanting if the survival rate is unacceptably low. In addition, thirty foot wide upland buffers will be provided around created wetlands.

Both natural and created wetlands, with their associated buffers, will be recorded as conservation easements at the time of platting. As such, they will be subject to the protection afforded such areas by Manatee County regulations.

4.4.1 Park Site

The features that characterize Gopher Tortoise habitats are: the presence of well drained, sandy soils which allow easy burrowing; an abundance of herbaceous ground cover for food; and an open canopy and sparse shrub cover which allows sunlight to reach the surface of the ground (Cox, *et al.*, 1987). The park site/habitat preserve currently fully satisfies only the first (soils) condition. Because the site is overgrown with saw palmetto (*Serenoa repens*), muscadine grape (*Vitis* spp.), and oak (*Quercus* spp.) seedlings, saplings and runner plants, the herbaceous cover is low to moderate.

Techniques that shall be employed as appropriate to enhance and maintain the park area consist of mechanical treatment alone or in combination with prescribed burning. Because of the existing overgrown vegetative character of the park site and thick leaf litter layer (0 - 9"), an initial mechanical treatment could reduce the fuel load and make possible a prescribed burning plan. Prescribed burning could effectively lower the available fuel quantity, but is recommended only if it can be done in a manner that is safe and does not cause irreparable harm to the canopy. However, if in the future

controlled burning is deemed inappropriate because of smoke or fire safety concerns, mechanical treatment should provide satisfactory results for continuance and improvement of the tortoise habitat.

4.4.1.1 Prescribed Burning

Fire plays a major role in native communities such as the xeric oak, longleaf pine/xeric oak, and pine/mesic oak upland forests on the site. Fire is the dominant controlling agent of succession. Controlled burns have been successfully conducted in upland forests to prevent the buildup of ground fuel, which reduces the chance of catastrophic wildfires, and to release the nutrients bound in the organic material. Fire controls the hardwoods, allowing for regeneration of the forest.

In the absence of fire, the upland forest vegetation continually increases in height and cover, eventually eliminating all open spaces, causing a decrease in wildlife species dependent on herbaceous ground cover such as Gopher Tortoises (Cox, *et al.*, 1987). Burning stimulates an increase in the quantity and quality of many herbaceous plants that are important wildlife foods and creates openings in the canopy that will allow sunlight to penetrate to the ground. Saw palmetto can cover upland forest habitats to the exclusion of other species if not controlled. Fire controls saw palmetto, opening the canopy and allowing an increase in herbaceous species. Based on the condition of the park site, it appears that fire has been absent for some time.

Historically, summer fires initiated by lightning strikes during thunderstorms were common. Although summer burning is more consistent with the natural regime, adjustments to the season of burn may be altered to coincide with the mechanical

treatment techniques scheduled during periods of reduced Gopher Tortoise activity (See 4.4.1.2 below). Adjustments to the burning schedule may also be made based upon the results of vegetative monitoring.

All burning will be conducted by an experienced and licensed control-burn contractor. The burn plan will adhere to applicable regulatory guidelines and will be coordinated with the appropriate Manatee County Fire District and the State of Florida Division of Forestry. The burn plan will consider the following applicable criteria in determining the most appropriate weather and site conditions:

- fuel moisture
- temperature
- relative humidity
- wind speed
- rainfall three days prior to burn
- stagnation index

Firebreaks along the perimeter of the park will be double plowed where cleared breaks do not already exist to insure fire containment. Existing fire barriers and watering will be utilized where possible. Fire breaks will be established only if the park will be burned that year. The prescribed burn contractor will oversee the placement and construction of any fire breaks.

4.4.1.2 Mechanical Treatment and Light Burn

Mechanical treatment may include mowing, roller chopping, and web plowing. This treatment may suppress the encroachment of woody perennials in an effort to open the shrub layer and create more sandy and grassy areas. Mechanical treatment may be used to precede an initial burn to remove fuel.

All three mechanical treatment practices will be conducted only during periods of reduced Gopher Tortoise mobility, *i.e.*, when daytime temperatures are below 70°F (12°C) and between October and February to minimize disruption of courtship and reproductive activities of Gopher Tortoises.

When mechanical treatment is utilized as the method of management, a light burn will follow contingent upon approval from appropriate authorities.

Since the park site/habitat preserve appears to have been without fire, mechanical treatment of the habitats will precede the initial burning of the park. Roller chopping of the saw palmetto areas only will be conducted in an effort to open the shrub layer and create more sandy or grassy areas. This effort is expected to improve the quality of presently unoccupied areas as tortoise habitat.

4.4.1.3 Management Schedule

Initiation of active management of the park will precede or be concurrent with commencement of the development. The park will be burned (or mechanically treated) on a six-year cycle to suppress succession of ground cover in the upland forest.

5.0 MONITORING

The evaluation of the success of management efforts and the need for management treatment and/or schedule modification will be based upon the results of the following monitoring programs.

5.1 Vegetative Monitoring

Monitoring of the park/habitat preserve parcel will assess the vegetative features characteristic of suitable Gopher Tortoise habitat. Specifically, Gopher Tortoises attain their greatest densities where habitats are characterized by an abundance of herbaceous ground cover for food and an open canopy and sparse shrub cover which allows sunlight to reach the surface of the ground (Cox, *et al.*, 1987).

Vegetative monitoring of the park/habitat preserve habitats will include visual estimates of:

- 1) The average height of saw palmettos;
- 2) The cover of canopy (*i.e.*, with a dbh greater than 4") trees;
- 3) The cover of herbaceous vegetation less than six inches tall and bare ground.

A baseline survey of the three habitat types will also be conducted prior to initiation of management. Success evaluation monitoring will be performed in the spring following summer period burning or mechanical treatment, if applicable. Results of monitoring will be submitted to Manatee County and the FGFWFC within 60 days of the monitoring event. The park will be monitored again after six years.

6.0 ASSURANCE OF HABITAT PRESERVATION, MANAGEMENT AND MONITORING

Preservation and maintenance of wetland habitat and adjacent buffers will be assured through the Manatee County development approval process and conditions in

subsequent wetland permits. Wetland protection is also assured through the requirements of the project's Development Order.

Prior to further development approvals for the project site, the developer will transfer ownership of the park to Manatee County. The County will then assume all preservation, management and monitoring responsibilities and will become the responsible entity.

7.0 PROVISION AND ACCEPTANCE

7.1 Manatee County/Environmental Action Commission

With issuance of a letter of acceptance, a letter of no objection, or other written instrument, the Manatee County/Environmental Action Commission grants approval of the Wildlife Management Plan and acknowledges compliance with Condition C.(1) of the Development Order.

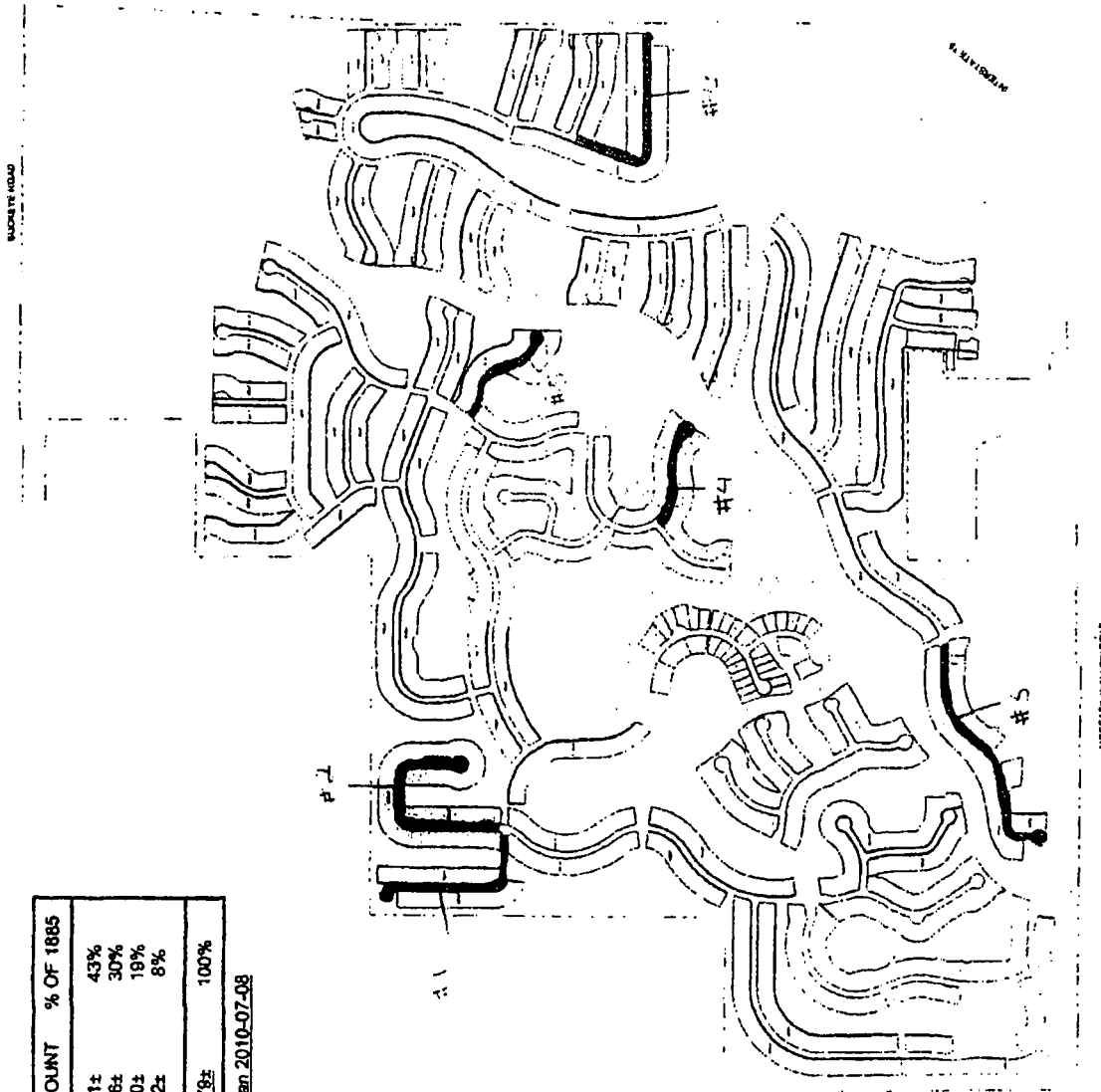
7.2 Florida Game and Fresh Water Fish Commission

With issuance of a letter of acceptance, a letter of no objection, or other written instrument indicating approval of the Gateway North Wildlife Management Plan, the Florida Game and Fresh Water Fish Commission certifies that the park/habitat preserve site identified in this plan provides adequate habitat protection for the Gopher Tortoise as required by Ch. 39-27.002(4) F.A.C. and agrees that upon written request of the owner, the Executive Director will grant such permits and/or approvals without time limitations as may be necessary to provide for the incidental taking of Gopher Tortoise on the remainder of the Gateway North DRI site.

LITERATURE CITED

- Auffenberg, W. and R. Franz. 1982. The status and distribution of the gopher tortoise (*Gopherus polyphemus*). Pp. 95-126. In *North American Tortoises: Conservation and Ecology*. Bury, R., ed. U.S. Department of Interior. Fish and Wildlife Service Research Report 12.
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- Dames and Moore. 1990. Gateway North Development of Regional Impact. Application for Development Approval. September 1990.
- Dames and Moore. 1991. Gateway North Development of Regional Impact. Sufficiency Response. February 1991.
- Hartman, Bradley J. June 26, 1992. Regulation and Enforcement of "Taking" of Gopher Tortoise by Development Activities Under the Rules of the Florida Game and Fresh Water Fish Commission. Office of Environmental Services, FGFWFC.
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- Florida Game and Fresh Water Fish Commission. 1988. Wildlife Methodology Guidelines for Completing Section 18.D of the Application for Development Approval.

Exhibit 8



LOT WIDTH	LOT COUNT	% OF 1885
40	811±	43%
50	566±	30%
60	360±	19%
70	142±	8%
TOTALS:	1878±	100%

Revised Landplan 2010-07-08

M
MANITOWOC
ENGINEERING
 1000 W. Wisconsin Ave., Manitowish Waters, WI 53040
 (920) 685-1111
 FAX (920) 685-1112
 www.manitowoc-engineering.com

ARTHUR J. LAMUS
 PROJECT MGR
 & LEAD COUNTY
 ENGINEER

PREPARED FOR:
 THE VILLAGE OF
 MANITOWISH WATERS

Artisan Lanes NOPC
Proportionate Share Roadway Cost Calculations
(September 2010)

PROPORTIONATE SHARE TABLE FOR PHASE I

Location	Improvement	Cost	Estimated ROW Cost	Project Percent Impact	Project Proportionate Share
US 41 @ Buckeye	Signalize when warranted	\$382,714		26.5%	\$98,827
	Add 1 WB Left-turn lane	\$118,475		26.5%	\$29,468
	Add WB LT Transition	\$119,272		26.5%	\$30,176
Buckeye Road @ Artisan Lakes Parkway	Signalize when warranted	\$382,714		44.7%	\$171,073
	Add EB Right-turn lane	\$284,688	\$95,480	44.7%	\$165,537
	Add WB Left-turn lane	\$118,475	\$34,943	44.7%	\$67,664
	Add WB LT Transition	\$119,272	\$35,782	44.7%	\$69,309
	Signalize when warranted	\$382,714		27.6%	\$105,629
US 41 @ Moccasin Willow Road	Add 2 WB Left-turn lanes	\$232,950	\$69,895	27.6%	\$83,582
	Add LT Transition for 2 WB LT	\$177,088	\$143,128	27.6%	\$171,178
	Signalize when warranted	\$382,714		30.6%	\$117,110
	Add 1 WB Left-turn lane	\$118,475		30.6%	\$35,641
US 41 @ I-275 NB	Signalize when warranted	\$382,714		24.1%	\$92,254
	Steady Signal	\$85,000		13.6%	\$9,775
US 41 @ 73rd Street East (Erle Road)	Add 1 WB Left-turn lane	\$118,475	\$34,943	13.5%	\$20,441
	Add LT Transition	\$238,544	\$71,563	13.5%	\$41,864
	Add 1 WB Right-turn lane	\$284,688	\$85,480	13.5%	\$49,894
	Add 1 SB Left-turn lane	\$118,475		13.5%	\$15,724
	Add SB Left-turn receiving lane	\$372,728	\$111,817	13.5%	\$66,413
	Add 1 WB Left-turn lane	\$118,475		12.6%	\$14,678
	Add WB LT Transition	\$119,272		12.6%	\$18,028
	Add EB Left-turn lane	\$118,475		12.6%	\$16,028
US 41 @ 49th Street East	Add EB LT Transition	\$119,272		12.6%	\$35,863
	Add EB Right-turn lane	\$284,688		12.6%	\$35,863
	Add 1 WB Right-turn lane	\$382,714		12.6%	\$35,863
	Signalize when warranted	\$382,714		41.9%	\$180,357
Moccasin Willow Road @ Artisan Lakes Parkway	Add 1 SB Left-turn lane	\$118,475		41.9%	\$48,803
	Add SB LT Transition	\$119,272		41.9%	\$49,875
	Add 1 SB Right-turn lane	\$284,688		41.9%	\$119,380
	Add 1 NB Left-turn lane	\$118,475		41.9%	\$48,803
	Add NB LT Transition	\$119,272		41.9%	\$49,875
	Add 1 NB Right-turn lane	\$284,688	\$95,480	41.9%	\$195,187
Moccasin Willow Road @ Gateway/Keystone Ranch	Other improvements are included in Moccasin Willow widening	N/A			N/A
	Signalize when warranted	\$404,472		52.0%	\$210,325
Moccasin Willow Road @ Frontage/Cubicle	Add 1 EB Left-turn lane	\$232,950		52.0%	\$121,134
	Add EB LT Transition	\$872,725		52.0%	\$183,817
	Signalize when warranted	\$382,714		50.5%	\$193,271
Moccasin Willow Road @ I-75 NB	Add 1 SB Left-turn lane	N/A - Site Improvement			N/A - Site Improvement
	Signalize when warranted	\$382,714		55.8%	\$213,554
	Add 2 SB Left-turn lanes	\$232,950		55.8%	\$129,988
	Add 1 WB Right-turn lane	\$284,688		55.8%	\$158,865
	Expanded EB Left-turn lane 320 feet	\$88,811		55.8%	\$58,397
Moccasin Willow @ I-75 SB	Signalize when warranted	\$382,714		33.6%	\$128,592
	Signalize when warranted	\$382,714		41.3%	\$158,061

Artisan AOPC
Proportionate Share Resurvery Cost Calculations
(September 2010)

Location	Cost/mile	length (miles)	# of units	cost	CEI (18%)	Design (18%)	Contingency (28%)	Total
Moccasin Willow @ US 301								
Signalize when warranted	\$360,865		12.7%	\$45,941				
Add 1 EB Left-turn lane	\$118,475	\$34,943	12.7%	\$19,230				
Add EB LT Transition	\$118,272	\$35,782	12.7%	\$19,692				
Modify Signal	\$275,000		30.5%	\$83,875				
Add 1 SB Left-turn lane	\$118,475		30.5%	\$35,525				
Add SB LT Transition	\$119,272		30.5%	\$36,378				
Add 1 SB Right-turn lane	\$118,475		30.5%	\$35,525				
Add SB RT Transition	\$119,272		30.5%	\$36,378				
Add 1 EB Through and Receiving lane	\$745,450		30.5%	\$227,362				
Add 1 EB Right-turn lane	\$284,868		30.5%	\$86,865				
Add 1 NB Left-turn lane	\$118,475		30.5%	\$35,525				
Add NB LT Transition	\$119,272		30.5%	\$36,378				
Add 1 NB Right-turn lane	\$284,868		30.5%	\$86,865				
Signalize when warranted	\$360,865		27.8%	\$100,345				
Add 1 NB Left-turn lane	\$118,475		27.8%	\$35,380				
Add NB LT Transition	\$119,272		27.8%	\$35,195				
Add 1 NB Right-turn lane	\$284,868	\$65,460	27.8%	\$32,380				
Add 1 SB Left-turn lane	\$118,475		27.8%	\$33,150				
Add SB LT Transition	\$119,272		27.8%	\$33,150				
Add 1 WB Right-turn lane	\$284,868	\$65,460	27.8%	\$102,661				
Moccasin Willow Road from 1/4-mile west of Elation Circle to existing 4-lane section		\$4,444,027	\$172,027	\$3,726,771				
Widen to 4-lanes			80.8%					
Artisan Lakes Parkway from Drive #1 to Buckeye Road								
Construct 4-lane divided roadway								
Artisan Lakes Parkway from Drive #1 to Buckeye Road								
Construct 2-lane divided roadway								
Additional 2-lanes to create 4-lane divided roadway								
Total								\$10,604,103

ROW Cost for ALP based on 1991 Impact Fee Credit Agreement valuation of 19,959 per acre for 11 acres. Other ROW cost estimates use Manatee County 30% of construction cost factor.

Location	Cost/mile	length (miles)	# of units	cost	CEI (18%)	Design (18%)	Contingency (28%)	Total
MW widening	\$2,293,691.25	1.25	1	\$2,867,114.08	\$430,067.11	\$430,067.11	\$716,778.52	\$4,444,026.80
US 41 @ 73rd through lane	\$2,293,691.25	0.25	0.5	\$286,711.41	\$43,008.71	\$43,008.71	N/A	\$372,724.83
EG @ 73rd through lane	\$2,293,691.25	0.5	0.5	\$573,422.81	\$86,013.42	\$86,013.42	N/A	\$745,449.65
Artisan Lakes Pikey	\$515,667.67	1.83	2	\$1,691,728.60	\$252,259.29	\$252,259.29	\$420,432.15	\$2,616,670.34
Left-Turn Transition - Opp LT or T intersection	\$2,293,691.25	0.08	0.5	\$91,747.65	\$13,762.15	\$13,762.15	N/A	\$119,271.95
Opp LT	\$2,293,691.25	0.16	0.5	\$183,465.30	\$27,524.30	\$27,524.30	N/A	\$238,513.90
MW @ ALP EB Left Trans.	\$2,293,691.25	0.25	0.5	\$286,711.41	\$43,008.71	\$43,008.71	N/A	\$372,724.83
Board EB Left Turn Lane	\$2,293,691.25	0.08	0.5	\$68,611	\$10,321.61	\$10,321.61	\$17,202.68	\$106,656.64



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 30 day of December, 2010
R.B. SHORE
Clerk of Circuit Court
By: [Signature] D.C.



FLORIDA DEPARTMENT *of* STATE

CHARLIE CRIST
Governor

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MANATEE COUNTY FLORIDA
DAWN K. ROBERTS
Interim Secretary of State

December 9, 2010

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

Attention: Ms. Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated December 3, 2010 and certified copies of Manatee County Ordinance Nos. 10-44, 10-65, 10-72, PDMU-91-01 (G)(R5) and PDC-09-08 (Z)(P), which were filed in this office on December 8, 2010.

As requested, one date stamped copy is being returned for your records.

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6282 • TDD: 850.922.4085 • <http://dils.dos.state.fl.us>

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