



Approved in Open Session 2/23/21
Manatee County
Board of County Commissioners

Board of County Commissioners February 23, 2021 – Regular Meeting

SUBJECT

APPROVAL OF FINAL PLAT AND ASSOCIATED DOCUMENTS FOR PARK EAST AT AZARIO, PHASE I, SUBPHASES A & B

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Kevin Oatman, 748-4501 x 6841

Action Requested

1. Execute and Record Final Subdivision Plat;
2. Record the Declaration of Covenants, Conditions and Restrictions for Park East at Azario;
3. Accept, Execute, and Record Consent to Subdivision Plat and All Dedications and Preservations Thereon for Park East at Azario, Phase I, Subphases A & B by Lakewood Ranch Stewardship District;
4. Accept, Execute, and Record Mortgagee's Joinder in and Ratification of Subdivision Plat and all Dedications and Reservations Theron for Park East at Azario, Phase I, Subphases A & B by SMR Northeast, LLC;
5. Authorize the County Administrator, or designee, to Accept, Execute, and Record Agreement for Private Subdivision with Public Improvements for Park East at Azario, Phase I, Subphases A & B
6. Authorize the County Administrator, or designee, to accept and execute Surety Bond for Performance of Required Improvements, Park East at Azario, Phase I, Subphases A & B Surety Bond No. LCIX1134700 issued through Lexon Insurance Company for \$1,402,824.48;
7. Authorize the County Administrator, or designee, to accept and execute Surety Bond for Performance of Required Improvements, Park East at Azario, Phase I, Subphases A & B, Surety Bond No. LCIX1134702 issued through Lexon Insurance Company for \$752,398.08;
8. Authorize the County Administrator, or designee, to Accept, Execute, and Record Agreement for Private Subdivision with Private Improvements for Park East at Azario, Phase I, Subphases A & B

9. Authorize the County Administrator, or designee, to accept and execute Surety Bond for Performance of Required Improvements, Park East at Azario, Phase I, Subphases A & B Surety Bond No. LCIX1134701 issued through Lexon Insurance Company for \$2,105,056.32;
10. Authorize the County Administrator, or designee, to accept and execute Surety Bond for Performance of Required Improvements, Park East at Azario, Phase I, Subphases A & B Surety Bond No. LCIX1134699 issued through Lexon Insurance Company for \$106,470.65;
11. Authorize the County Administrator, or designee, to accept and execute Surety Bond for Performance of Required Improvements, Park East at Azario, Phase I, Subphases A & B Surety Bond No. SU1168617 issued through Arch Insurance Company for \$44,361.59;
12. Authorize the County Administrator, or designee, to accept and execute Surety Bond for Performance of Required Improvements, Park East at Azario, Phase I, Subphases A & B Surety Bond No. SU1169926 issued through Arch Insurance Company for \$22,418.96;
13. Authorize the County Administrator, or designee, to accept and execute Surety Bond for Performance of Required Improvements, Park East at Azario, Phase I, Subphases A & B Surety Bond No. LCIX1134704 issued through Lexon Insurance Company for \$1,550,887.47;
14. Authorize the County Administrator, or designee, to accept and execute Surety Bond for Performance of Required Improvements, Park East at Azario, Phase I, Subphases A & B Surety Bond No. LCIX1134703 issued through Lexon Insurance Company for \$71,744.40;
15. Authorize the County Administrator, or designee, to accept and execute Surety Bond for Performance of Required Improvements, Park East at Azario, Phase I, Subphases A & B Surety Bond No. SU1168620 issued through Arch Insurance Company for \$30,316.72.

Enabling/Regulating Authority

- MANATEE COUNTY LAND DEVELOPMENT CODE ORDINANCE 15-17, AS AMENDED;
- MANATEE COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT GOAL 2.4, ADEQUATE PUBLIC FACILITIES IN ALL DEVELOPED OR DEVELOPING AREAS. The project has been issued a Certificate of Level of Service for Traffic Circulation, mass transit, solid waste, and parks. Objective 2.4.2 Concurrency, CLOS-18-083

Background Discussion

- The Final Subdivision plat is for 211 Single Family Residences
- The Developer has posted Surety Bonds to warrant the performance of required public improvements for Wastewater, Water & Surveying
- The Developer has posted Surety Bonds to warrant the performance of required private improvements for General & Earthwork, Paving, Drainage, Irrigation, Surveying, Final Lift of Asphalt, Common Area Landscaping and Irrigation, Nuisance Exotic Species Removal, Conservation Area Signage, and Wetland Buffer Enhancement.

Attorney Review

Not Reviewed (No apparent legal issues)

Other (if applicable)

Reviewing Attorney

Instructions to Board Records

1. Please send the Plat Book and Page numbers to: kevin.oatman@mymanatee.org
2. Please send the Plat Book and Page numbers to: susan.angersoll@mymanatee.org
3. Please send the Plat Book and Page numbers to: todd.boyle@mymanatee.org
4. Please Record all financial agreements associated with this plat per Ordinance 14-02
5. Please include recording receipt for each separate agreement
6. Please Notify Public Works Department, Fiscal Management Division, Bond Coordinator, when original agreements and securities are ready for pick up:
brandy.wilkins@mymanatee.org

Cost and Funds Source Account Number and Name

0

Amount and Frequency of Recurring Costs

0


**MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION**

Taylor Morrison of Florida, Inc.
551 N. Cattlemen Road, Suite 200 Sarasota, Florida 34232

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following described property legal description, to wit: See Attached
2. That this property constitutes the property for which a request for a Final Subdivision Plat is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Grimes Hawkins Gladfelter & Galvano, P.L. to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and condition of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

**Taylor Morrison of Florida, Inc.,
a Florida corporation**

By : 
Print Name: Jason T. Besse
Title: Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13TH day of JULY, 2020, by JASON BESSE, as VICE PRESIDENT, of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

(Notary Seal)


Notary Public Signature

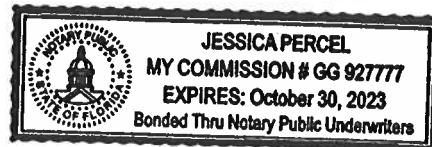


EXHIBIT "A"

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°41'13"E., ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 1160.86 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF TRACT 502, OF AZARIO, ESPLANADE, PHASE I, SUBPHASES A, B & C, SUBDIVISION, AS DEPICTED AND RECORDED IN PLAT BOOK 67, PAGE 80, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N.22°17'27"E., ALONG SAID EASTERLY LINE OF TRACT 502 A DISTANCE OF 170.60 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,556.00 FEET AND A CENTRAL ANGLE OF 00°35'53", WITH A CHORD BEARING OF N.22°35'23"E., 16.24 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID EASTERLY LINE OF TRACT 502 AND THE ARC OF SAID CURVE, A DISTANCE OF 16.24 FEET; THENCE S.68°45'28"E., A DISTANCE OF 20.92 FEET; THENCE S.22°17'27"W., A DISTANCE OF 20.81 FEET; THENCE S.14°16'03"E., A DISTANCE OF 30.68 FEET; THENCE S.08°03'41"W., A DISTANCE OF 56.04 FEET; THENCE S.21°59'07"E., A DISTANCE OF 63.01 FEET; THENCE S.60°08'00"E., A DISTANCE OF 64.98 FEET; THENCE S.67°23'36"E., A DISTANCE OF 98.16 FEET; THENCE N.88°45'18"E., A DISTANCE OF 133.78 FEET; THENCE N.13°27'17"E., A DISTANCE OF 75.72 FEET; THENCE N.12°12'39"W., A DISTANCE OF 9.61 FEET; THENCE N.82°04'21"E., A DISTANCE OF 103.70 FEET; THENCE N.05°15'55"W., A DISTANCE OF 54.39 FEET; THENCE S.53°12'38"E., A DISTANCE OF 26.57 FEET; THENCE S.85°10'41"E., A DISTANCE OF 28.33 FEET; THENCE S.53°12'38"E., A DISTANCE OF 8.99 FEET; THENCE S.88°12'37"E., A DISTANCE OF 48.02 FEET; THENCE S.85°39'11"E., A DISTANCE OF 100.11 FEET; THENCE N.83°56'05"E., A DISTANCE OF 37.15 FEET; THENCE S.85°49'34"E., A DISTANCE OF 58.81 FEET; THENCE N.64°30'10"E., A DISTANCE OF 7.34 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, WITH A CHORD BEARING OF N.79°57'58"E., 56.26 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°35'01", A DISTANCE OF 56.34 FEET; THENCE N.64°30'10"E., A DISTANCE OF 27.18 FEET; THENCE N.64°43'46"E., A DISTANCE OF 192.54 FEET; THENCE N.20°59'16"W., A DISTANCE OF 48.39 FEET; THENCE N.50°56'33"W., A DISTANCE OF 131.83 FEET; THENCE N.14°52'25"E., A DISTANCE OF 36.46 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,391.20 FEET, WITH A CHORD BEARING OF N.69°24'11"E., 366.14 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°07'24", A DISTANCE OF 367.21 FEET; THENCE S.86°38'54"E., A DISTANCE OF 273.33 FEET; THENCE S.01°02'39"W., A DISTANCE OF 175.14 FEET; THENCE S.86°38'54"E., A DISTANCE OF 115.62 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,675.00 FEET AND A CENTRAL ANGLE OF 22°52'29", WITH A CHORD BEARING OF N.81°54'52"E., 664.29 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 668.72 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 41°06'27", WITH A CHORD BEARING OF N.49°55'24"E., 175.54 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 179.37 FEET; THENCE N.80°43'14"E., A DISTANCE OF 108.10 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF UIHLEIN ROAD, AS DESCRIBED AND RECORDED IN A SPECIAL WARRANTY DEED TO LAKEWOOD RANCH STEWARDSHIP DISTRICT IN OFFICIAL RECORDS BOOK 2753, PAGE 4262, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,940.00 FEET, WITH A CHORD BEARING OF S.04°38'36"E., 636.91 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE; (1) SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°16'20", A DISTANCE OF 637.61 FEET; THENCE (2) S.00°00'26"E., A DISTANCE OF 584.73 FEET; THENCE (3) S.89°59'34"W., A DISTANCE OF 12.00 FEET; THENCE (4) S.00°00'26"E., A DISTANCE OF 262.85 FEET TO

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SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

Form No.8402-Revised 8/99

TITLE CERTIFICATION

SUBDIVISION NAME: Park East at Azario, Phase I, Subphases A & B

LEGAL DESCRIPTION: See Attached Exhibit "A"

Mark F. Grant, attorney-at-law, hereby confirms that apparent record title to the land described above and shown on Park East at Azario, Phase I, Subphases A & B is in the name of Taylor Morrison of Florida, Inc., a Florida corporation, the organization executing the offer of dedication appearing on the above Plat. All property taxes have been paid on the land thru 2020. All mortgagees or liens not satisfied or released of record are as follows:

Mortgages:

Mortgage and Security Agreement in favor of SMR Northeast, LLC, a Florida limited liability company, recorded in Official Records Book 2762, Page 2110.

Liens:

Lien upon the land by virtue of Benefit Special Assessments levied by the Lakewood Ranch Stewardship District.

WITNESS, my hand and official seal at Broward County, Florida, this 3rd day of December, 2020.

Signature:



Mark F. Grant, Esq.
Greenspoon Marder LLP
200 East Broward Blvd., Ste. 1800
Fort Lauderdale, FL 33301

File No: 29530.0212

EXHIBIT "A"
Park East at Azario, Phase I, Subphases A & B

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SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

CONCURRENCY CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE
Public Works Department
Manatee County, Florida

Public facilities must serve land development adequately according to adopted level-of-service standards. This certificate verifies adequacy or exemption and will reserve impacts unless expired. It offers no other assurance, does not approve any development order and does not grant any development rights. It applies only to the identified proposed project and must accompany development order(s) for the project.

Date Issued: October 5, 2018 **Expiration Date:** April 28, 2029**
Certificate Number: CLOS-18-083
Project Name: SMR Northeast, LLC/Lakewood Ranch 1000
Project File No.: PDR-17-34(Z)(G)
Type of Development Order: General Development Plan meeting Large Project Criteria
Location: Sec.: 2, 3, 10 **Twp.:** 35 **Range:** 19
DP# See Application **Wastewater Treatment Plant:** SE **Land Acres:** 991.84
Address: 3327 Lorraine Road, SCT

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE?

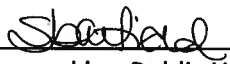
YES XX **NO** _____

Prior to final site plan approval, the Engineer/Architect of Record must provide documentation to prove that concurrency has been met relative to drainage design.

Project must comply with LDA-17-01.

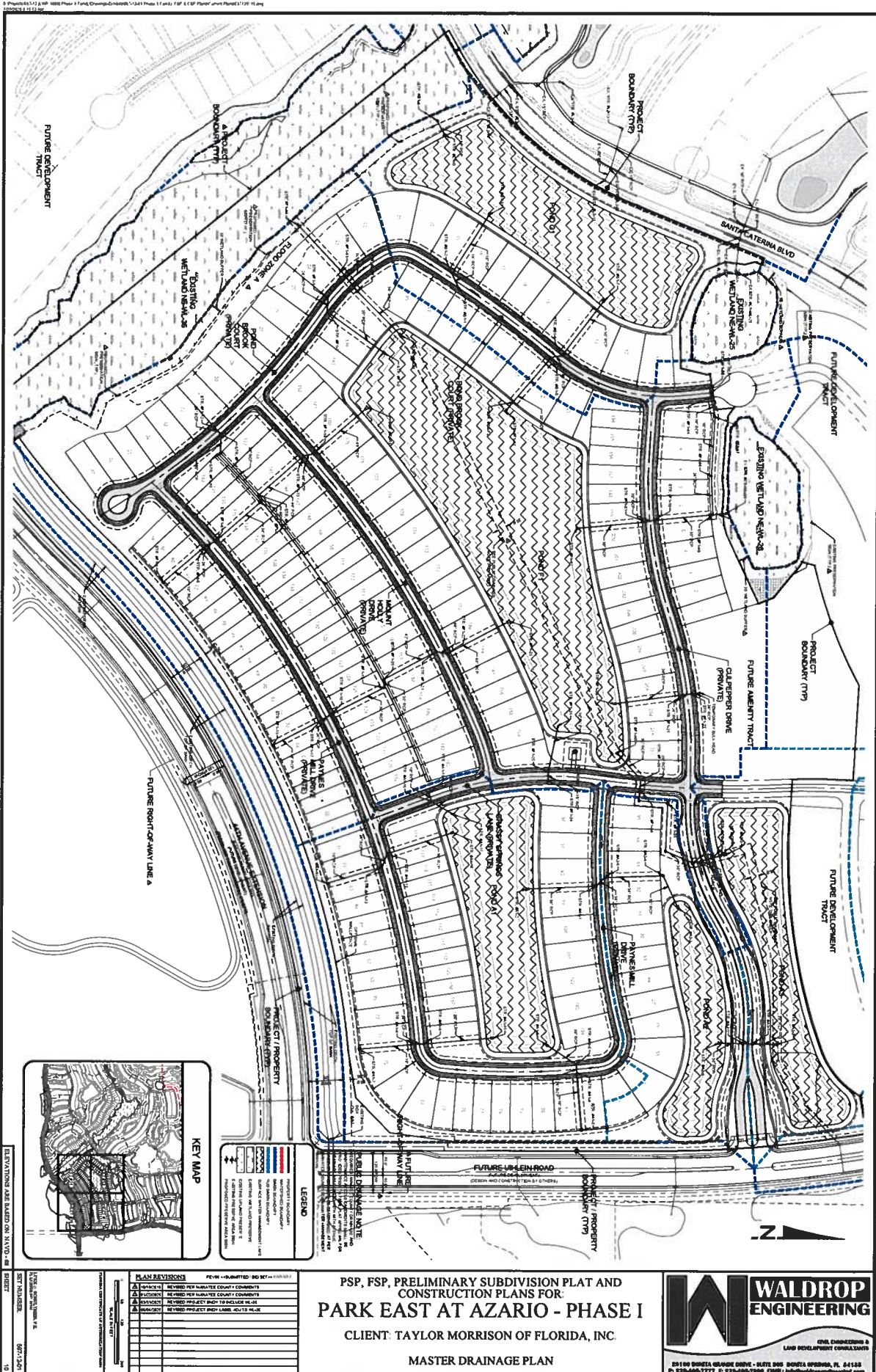
APPROVAL:

This development complies with the Comprehensive Plan Concurrency requirements:


Approved by: Public Works Dept., Transportation Planning Division
(Traffic circulation, mass transit, solid waste, parks)

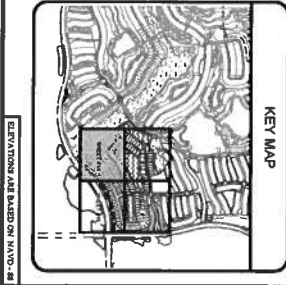
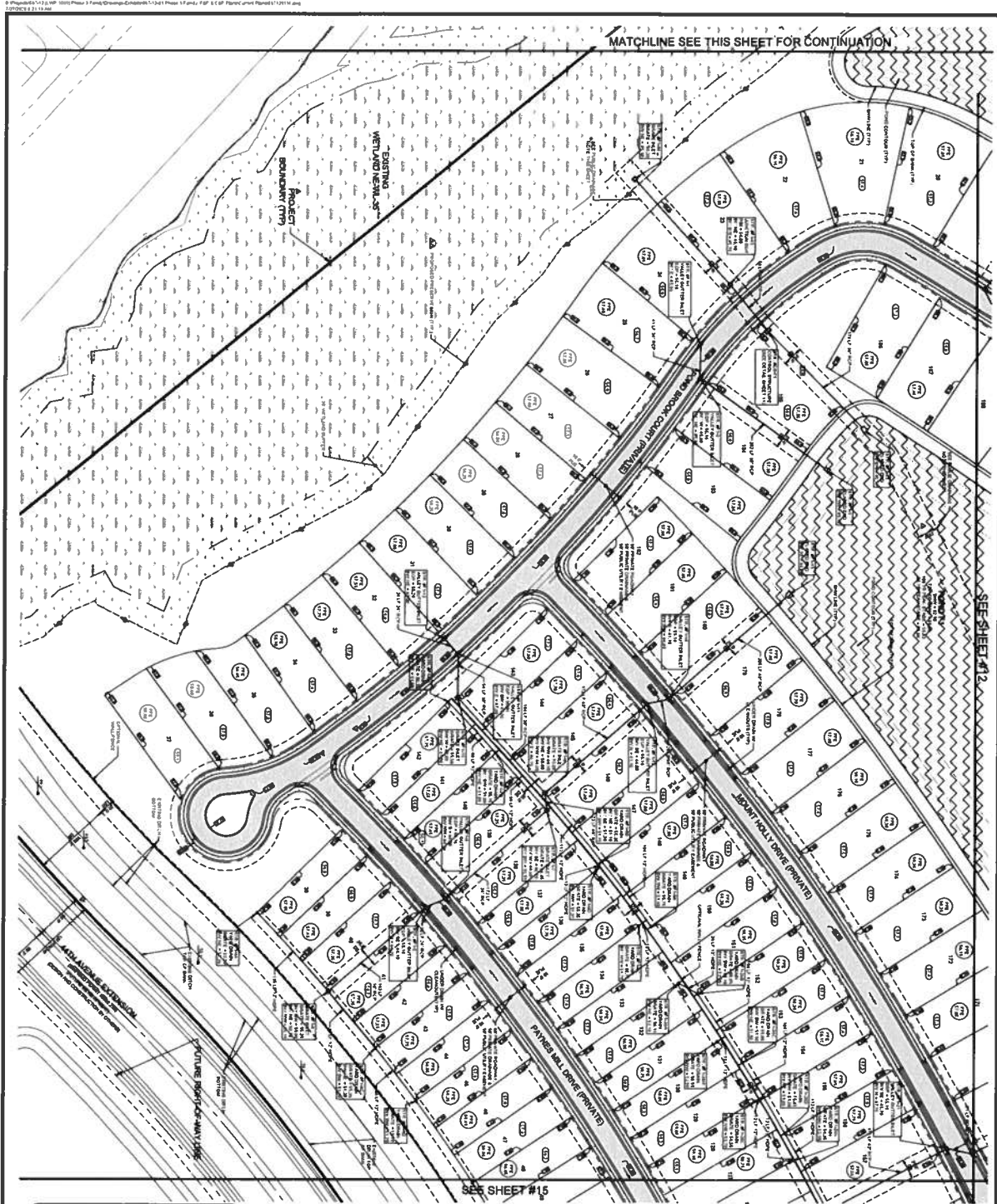
* 1,750 Residential Units (single family detached, single family semi-detached, single family attached, and multi-family) and a golf course.

**Revised 1/24/2020 to include 23 day and 6 month extension granted with F.S. 252.363 request (Hurricane Dorian – EO 19-190 and 19-206)



PSP, FSP, PRELIMINARY SUBDIVISION PLAT AND CONSTRUCTION PLANS FOR:
PARK EAST AT AZARIO - PHASE I
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
MASTER DRAINAGE PLAN

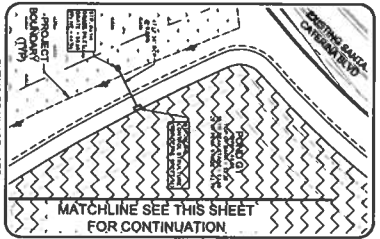
WALDROP ENGINEERING
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
 20140 BOGAL WILSON DRIVE - SUITE 200 BOGAL WILSON, FL 34145
 P: 239-460-7777 F: 239-460-7899 EMAIL: info@waldropeng.com



LEGEND	
	EXISTING WATER BODIES
	PROPOSED WATER BODIES
	EXISTING ROADS
	PROPOSED ROADS
	UTILITY LINES
	SPOT ELEVATIONS
	DRAINAGE FLOW
	DRAINAGE EASEMENTS
	DRAINAGE STRUCTURES
	DRAINAGE BASINS

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - A. DRAINAGE AND CANALS ACT
 - B. COUNTY AND MUNICIPAL ORDINANCES
 - C. FLOOD DAMAGE PREVENTION AND REDUCTION ACT
 - D. FEDERAL AVIATION ADMINISTRATION REGULATIONS
 - E. FEDERAL HIGHWAY DESIGN AND CONSTRUCTION MANUALS
 - F. MANUAL OF PRACTICE FOR ROADWAY DESIGN
 - G. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
 - H. STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS
 - I. STANDARD SPECIFICATIONS FOR METAL ROOFING
 - J. STANDARD SPECIFICATIONS FOR METAL FENCING
 - K. STANDARD SPECIFICATIONS FOR RAILROADS AND HIGHWAYS
 - L. STANDARD SPECIFICATIONS FOR SIGNAGE
 - M. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL ERECTORS
 - N. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL FABRICATORS
 - O. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL JOISTS
 - P. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL TRUSS FABRICATORS
 - Q. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS
 - R. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS
 - S. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS
 - T. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS
 - U. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS
 - V. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS
 - W. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS
 - X. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS
 - Y. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS
 - Z. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL WELDED CONNECTIONS



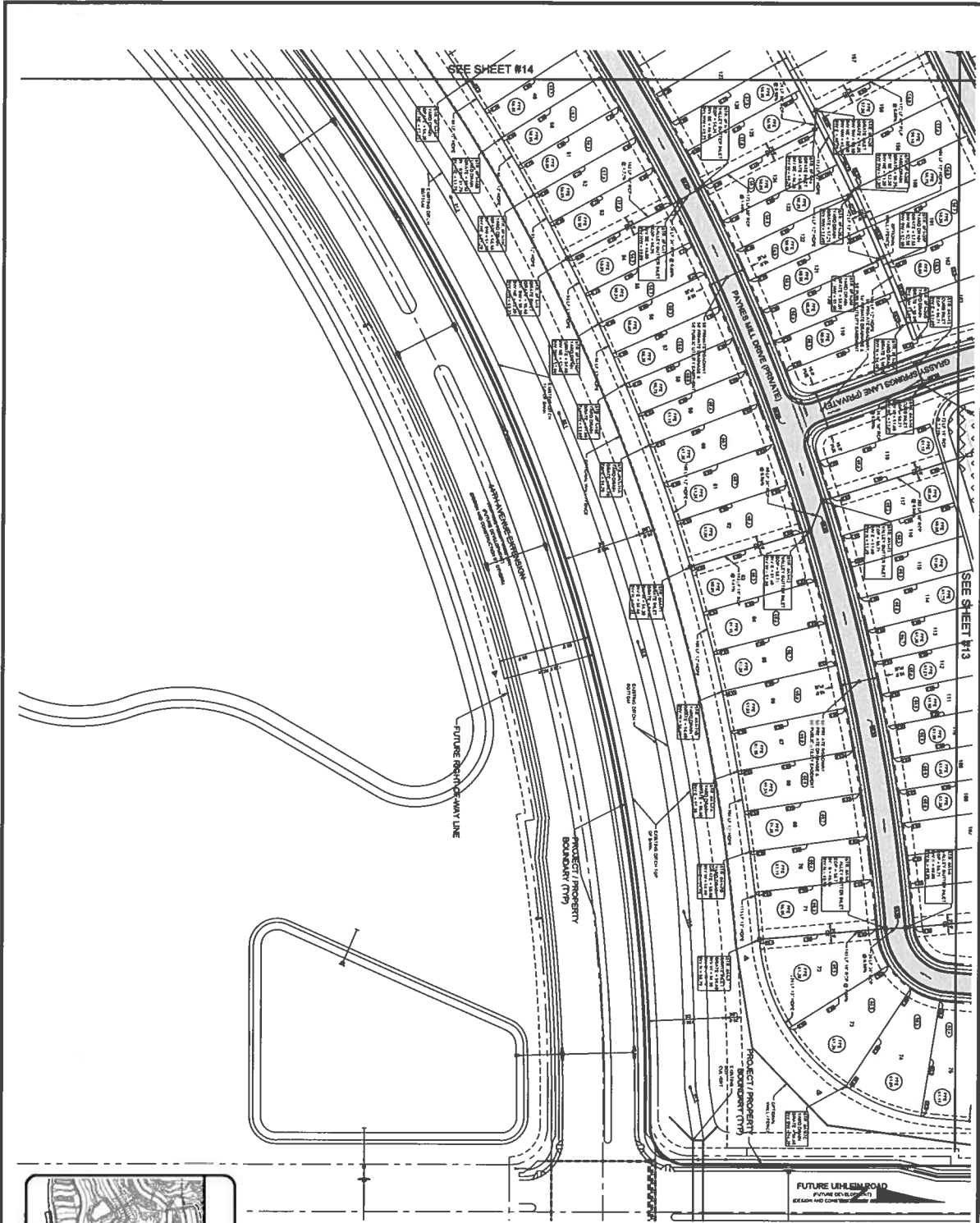
PLAN REVISIONS	
	REVISED PER COUNTY COMMENTS
	REVISED PER COUNTY COMMENTS
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PSP, FSP, PRELIMINARY SUBDIVISION PLAT AND
CONSTRUCTION PLANS FOR:
PARK EAST AT AZARIO - PHASE I
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
DRAINAGE PLAN - C



**WALDROP
ENGINEERING**
CIVIL, ENVIRONMENTAL &
LAND DEVELOPMENT CONSULTANTS
601 W. BOYNTON BEACH DRIVE - SUITE 200 • BOYNTON BEACH, FL 33435
P. 561-466-7777 F. 561-466-7659 EMAIL: info@waldropengineering.com

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LEGEND	
[Symbol]	PROPERTY LOT BOUNDARY
[Symbol]	EXISTING DRAINAGE LINE
[Symbol]	PROPOSED DRAINAGE LINE
[Symbol]	EXISTING UTILITY LINE
[Symbol]	PROPOSED UTILITY LINE
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING WATERWAY
[Symbol]	PROPOSED WATERWAY
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING ENCUMBRANCE
[Symbol]	PROPOSED ENCUMBRANCE

NOTES

1. ALL DRAINAGE LINES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 710.00, UNLESS OTHERWISE SPECIFIED.
2. ALL DRAINAGE LINES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 710.00, UNLESS OTHERWISE SPECIFIED.
3. ALL DRAINAGE LINES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 710.00, UNLESS OTHERWISE SPECIFIED.
4. ALL DRAINAGE LINES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 710.00, UNLESS OTHERWISE SPECIFIED.
5. ALL DRAINAGE LINES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 710.00, UNLESS OTHERWISE SPECIFIED.

PUBLIC DRAINAGE NOTE:
 THIS DRAINAGE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OF ANY DRAINAGE STRUCTURES OR LINES WITHOUT THE APPROVAL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.

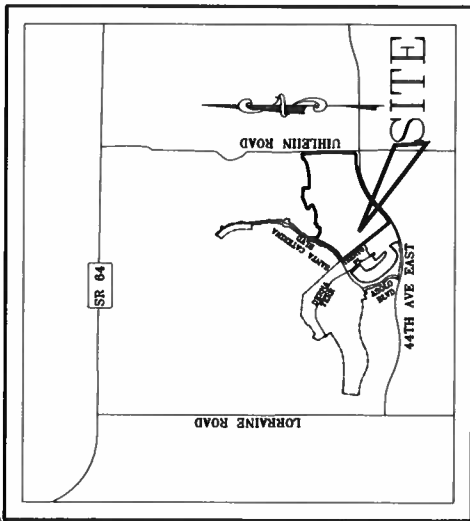
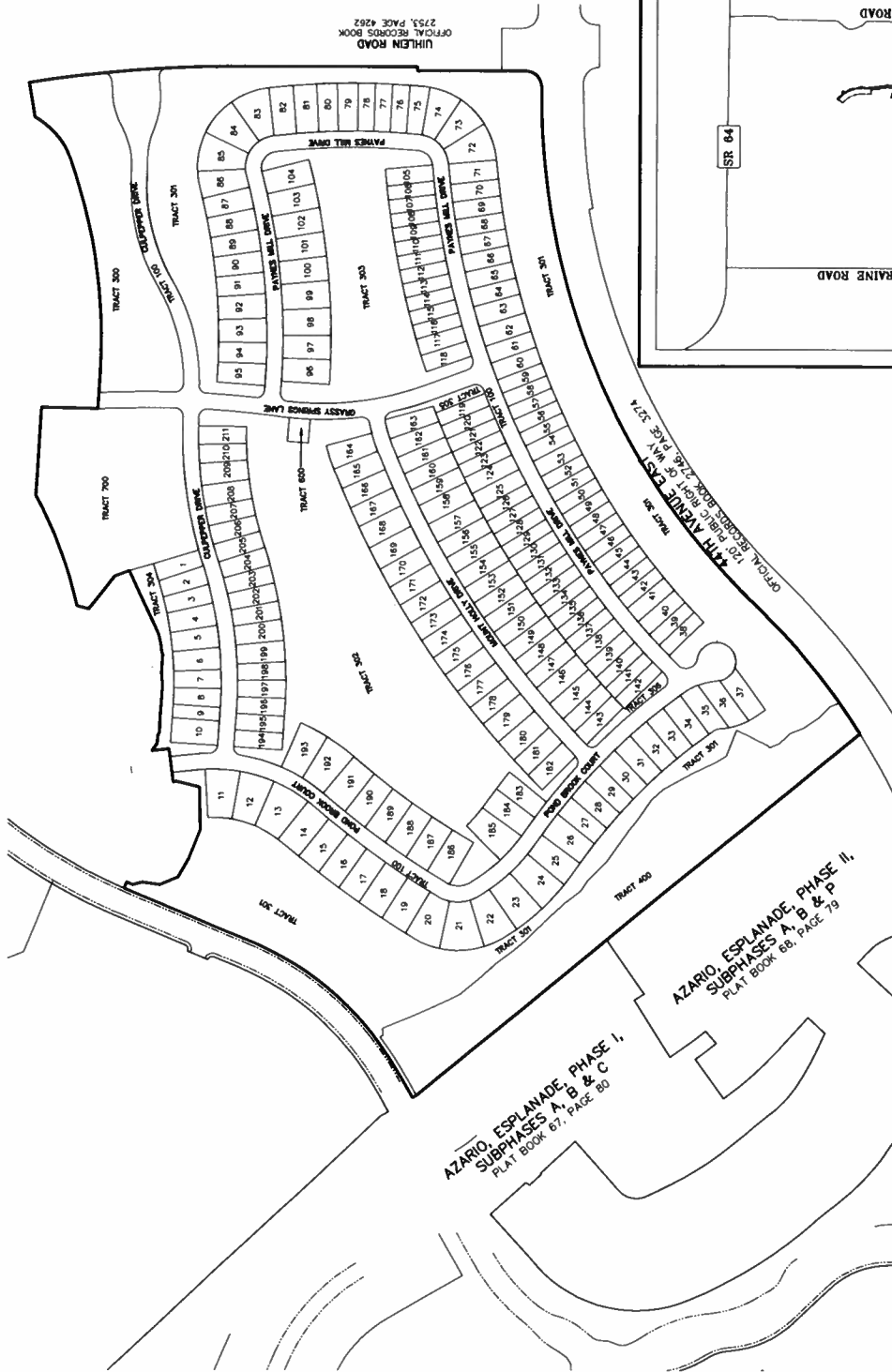
NO.	DATE	BY	REVISIONS
1	11/20/2018	[Signature]	REVISED PER WALTER COUNTY COMMENTS
2	11/20/2018	[Signature]	REVISED PER WALTER COUNTY COMMENTS

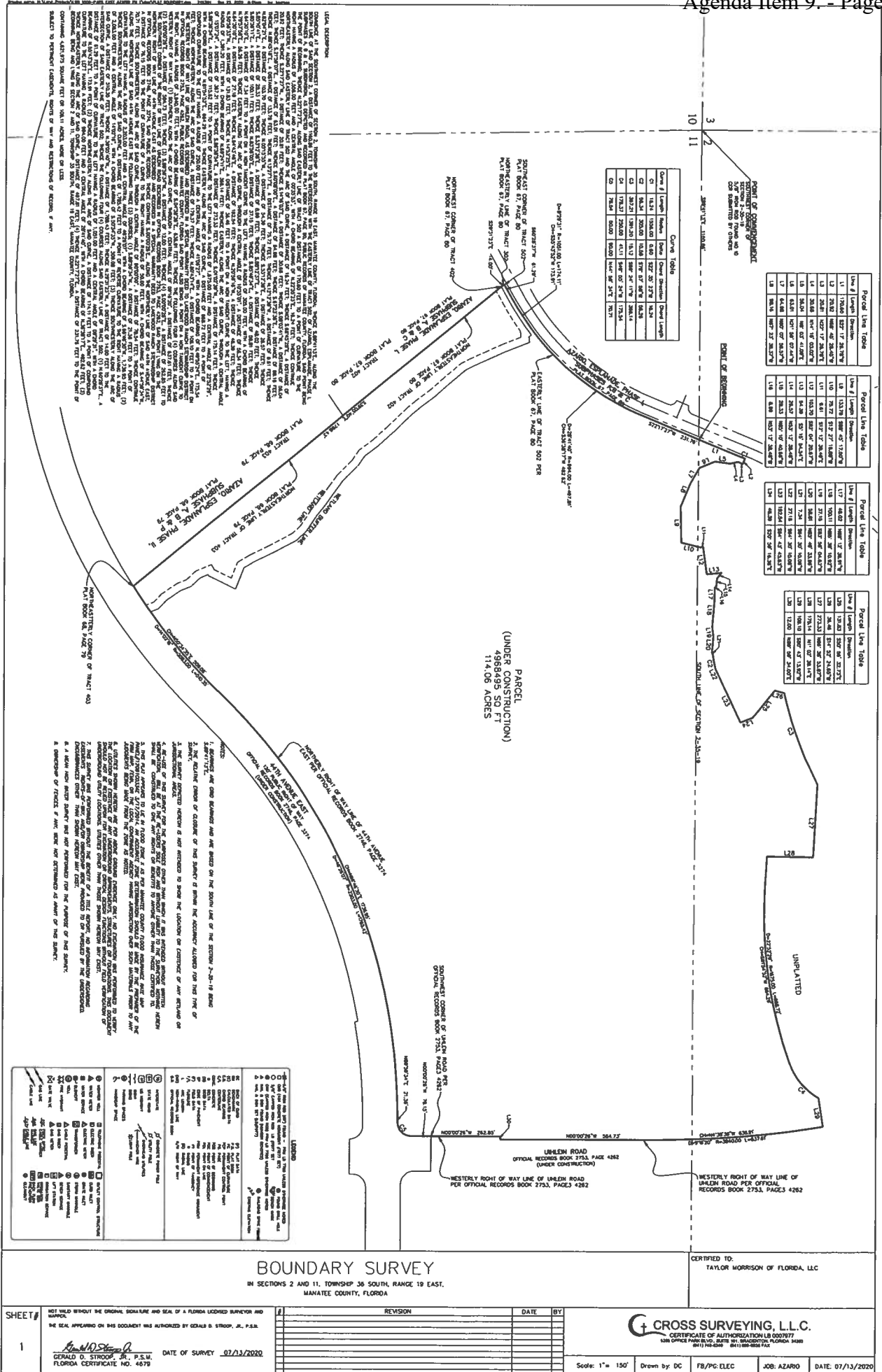
PSP, FSP, PRELIMINARY SUBDIVISION PLAT AND CONSTRUCTION PLANS FOR:
PARK EAST AT AZARIO - PHASE I
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
DRAINAGE PLAN - D

WALDROP ENGINEERING
 ONE CORPUSCOPUS & LAND DEVELOPMENT CONSULTANTS
 2510 W. BOKER BLVD. SUITE 200 BOKER FLORIDA, FL 34155
 P: 352-968-7777 F: 352-968-7898 EMAIL: info@waldropengineering.com

PARK EAST AT AZARIO, PHASE I, SUBPHASES A & B
200 SCALE DRAWING
SECTION 2 & 11, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

CROSS SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007977
5265 OFFICE PARK BLVD, SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX







Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

September 24, 2020

Waldrop Engineering
Attention: Luke Schultheis, P.E.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

[\(Luke.Schultheis@waldropengineering.com\)](mailto:Luke.Schultheis@waldropengineering.com)

**RE: Park East at Azario, Phase I, Subphases A & B (Private Residential Subdivision)
(PLN2008-0028)
Subphase A – Performance Cost Estimate
Required Public Improvements
Reason – (Wastewater, Water, Surveying)**

Dear Mr. Schultheis:

Your cost estimate for the above referenced bond, dated **August 11, 2020**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$1,402,824.48**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/ns/jmg

- cc: Record Management
- Brandy Wilkins, Fiscal Analyst, Public Works Department
- Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
- Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
- Karla Ripley, Senior Review Specialist, Public Works Dept.
- Robert Wenzel, Planning Section Manager, Building and Development Services
- Susan Angersoll, Planning and Zoning Technician III., Building and Development Services

Park East at Azario Phase I Subphase A

(PLN1909-0003) - (PDR-17-34(P)/19-S-48(P)/FSP-19-73)

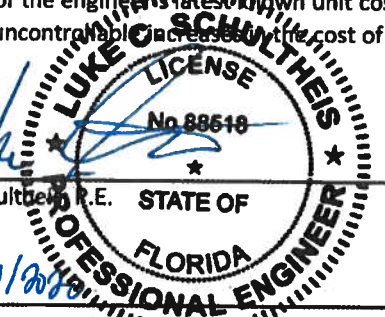
Subdivision Improvements - Public Infrastructure Engineer's Opinion of Probable Cost

Date: 8/11/2020

Wastewater	\$727,921.75
Water	\$334,674.00
Surveying	\$16,500.00
Construction Cost:	\$1,079,095.75
130% of Construction Cost:	\$1,402,824.48
Performance Surety Amount:	\$1,402,824.48

Notes:

- 1) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
- 2) All costs provided in this OPC are based on recent contract prices, or the engineer's best known unit costs. These costs cannot be guaranteed at this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.


 Luke Schultze, P.E.
 Date: 08/11/2020
 Florida License # 88518

WASTEWATER

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
WW-1	8" PVC Gravity Sewer (0' - 6' depth)	494	LF	\$24.00	\$11,856.00
WW-2	8" PVC Gravity Sewer (6' - 8' depth)	720	LF	\$33.50	\$24,120.00
WW-3	8" PVC Gravity Sewer (8' - 10' depth)	676	LF	\$36.50	\$24,674.00
WW-4	8" PVC Gravity Sewer (10' - 12' depth)	667	LF	\$43.00	\$28,681.00
WW-5	8" PVC Gravity Sewer (12' - 14' depth)	662	LF	\$50.00	\$33,100.00
WW-6	8" PVC Gravity Sewer (14' - 16' depth)	610	LF	\$53.00	\$32,330.00
WW-7	8" PVC Gravity Sewer (16' - 18' depth)	638	LF	\$58.00	\$37,004.00
WW-8	8" PVC Gravity Sewer (18'-20' depth)	264	LF	\$64.00	\$16,896.00
WW-9	Manhole (0' - 6' depth)	4	EA	\$3,100.00	\$12,400.00
WW-10	Manhole (6' - 8' depth)	2	EA	\$4,800.00	\$9,600.00
WW-11	Manhole (8' - 10' depth)	5	EA	\$5,350.00	\$26,750.00
WW-13	Manhole (12' - 14' depth)	3	EA	\$5,000.00	\$15,000.00
WW-14	Manhole (14' - 16' depth)	5	EA	\$7,600.00	\$38,000.00
WW-15	Manhole (16' - 18' depth)	3	EA	\$9,450.00	\$28,350.00
WW-16	Manhole (18' - 20' depth)	2	EA	\$17,650.00	\$35,300.00
WW-17	6" PVC Forcemain (DR-25, C900)	1,453	LF	\$18.00	\$26,154.00
WW-18	6" Plug Valve	1	EA	\$2,500.00	\$2,500.00
WW-19	Air Release Valve	2	EA	\$3,350.00	\$6,700.00
WW-20	Single Sewer Service	12	EA	\$750.00	\$9,000.00
WW-21	Double Sewer Service	38	EA	\$1,300.00	\$49,400.00
WW-22	Television Inspection	4,731	LF	\$4.25	\$20,106.75
WW-23	Lift Station (Complete)	1	EA	\$240,000.00	\$240,000.00

TOTAL= \$727,921.75

POTABLE WATER					
Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
PW-1	Connect to Existing Water Main (Remove Plug)	1	EA	\$5,000.00	\$5,000.00
PW-2	6" DIP Water Main	50	LF	\$45.00	\$2,250.00
PW-3	6" PVC Water Main (C900 DR 18)	2,126	LF	\$17.50	\$37,205.00
PW-4	8" DIP Water Main	208	LF	\$40.00	\$8,320.00
PW-5	8" PVC Water Main (C900 DR 18)	2,247	LF	\$21.50	\$48,310.50
PW-6	10" DIP Water Main	60	LF	\$60.00	\$3,600.00
PW-7	10" PVC Water Main (C900 DR 18)	1,103	LF	\$33.50	\$36,950.50
PW-8	6" Gate Valve	5	EA	\$1,500.00	\$7,500.00
PW-9	8" Gate Valve	15	EA	\$1,750.00	\$26,250.00
PW-10	10" Gate Valve	4	EA	\$2,300.00	\$9,200.00
PW-11	Fire Hydrant Assembly	7	EA	\$5,500.00	\$38,500.00
PW-12	Single Water Service	25	EA	\$900.00	\$22,500.00
PW-13	Double Water Service	33	EA	\$1,500.00	\$49,500.00
PW-14	Metered Auto-flusher (HG-1)	4	EA	\$7,000.00	\$28,000.00
PW-15	Chlorination & Testing	5,794	LF	\$2.00	\$11,588.00
TOTAL=					\$334,674.00

SURVEYING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
Subphase C					
S-1	Utility Record Drawings	1	LS	\$10,000.00	\$10,000.00
S-2	PRM's & Benchmarks	1	LS	\$6,500.00	\$6,500.00
TOTAL =					\$16,500.00



Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

September 24, 2020

Waldrop Engineering
Attention: Luke Schultheis, P.E.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

(Luke.Schultheis@waldropengineering.com)

**RE: Park East at Azario, Phase I, Subphases A & B (Private Residential Subdivision)
(PLN2008-0028)
Subphase B – Performance Cost Estimate
Required Public Improvements
Reason – (Wastewater, Water, Surveying)**

Dear Mr. Schultheis:

Your cost estimate for the above referenced bond, dated **August 11, 2020**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$752,398.08**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,


Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services
SM/ns/jmg

- cc: Record Management
- Brandy Wilkins, Fiscal Analyst, Public Works Department
- Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
- Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
- Karla Ripley, Senior Review Specialist, Public Works Dept.
- Robert Wenzel, Planning Section Manager, Building and Development Services
- Susan Angersoll, Planning and Zoning Technician III., Building and Development Services

Park East at Azario Phase I Subphase B

(PLN1909-0003) - (PDR-17-34(P)/19-S-48(P)/FSP-19-73)


Subdivision Improvements - Public Infrastructure Engineer's Opinion of Probable Cost

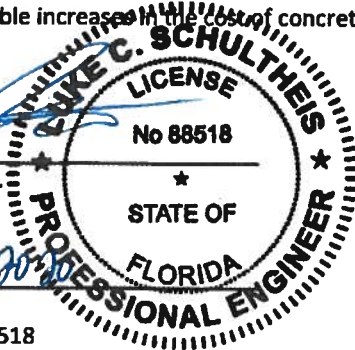
Date: 7/16/2020

Wastewater	\$307,735.25
Water	\$254,532.50
Surveying	\$16,500.00
Construction Cost:	\$578,767.75
130% of Construction Cost:	\$752,398.08
Performance Surety Amount:	\$752,398.08

Notes:

- 1) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
- 2) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.


 Luke Schultheis, P.E.



Date: 08/11/2020
 Florida License # 88518

WASTEWATER					
Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
WW-1	8" PVC Sewer (0'-6')	802	LF	\$24.00	\$19,248.00
WW-2	8" PVC Sewer (6'-8')	1,157	LF	\$33.50	\$38,759.50
WW-3	8" PVC Sewer (8'-10")	826	LF	\$36.50	\$30,149.00
WW-4	8" PVC Sewer (10'-12')	716	LF	\$43.00	\$30,788.00
WW-5	8" PVC Sewer (12'-14')	272	LF	\$50.00	\$13,600.00
WW-6	8" PVC Sewer (14'-16')	124	LF	\$53.00	\$6,572.00
WW-7	4' Manhole (0'-6')	6	EA	\$3,100.00	\$18,600.00
WW-8	4' Manhole (6'-8')	5	EA	\$4,800.00	\$24,000.00
WW-9	4' Manhole (8'-10')	3	EA	\$5,350.00	\$16,050.00
WW-10	4' Manhole (10'-12')	3	EA	\$4,300.00	\$12,900.00
WW-11	Single Sewer Service	11	EA	\$750.00	\$8,250.00
WW-12	Double Sewer Service	55	EA	\$1,300.00	\$71,500.00
WW-13	Television Inspection	4,075	LF	\$4.25	\$17,318.75
TOTAL=					\$307,735.25

POTABLE WATER					
Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
PW-2	2" HDPE	153	LF	\$11.50	\$1,759.50
PW-3	8" DIP Water Main	86	LF	\$40.00	\$3,440.00
PW-4	8" PVC Water Main (C900 DR 18)	4,130	LF	\$21.50	\$88,795.00
PW-5	8" Gate Valve	13	EA	\$1,750.00	\$22,750.00
PW-6	Fire Hydrant Assembly	6	EA	\$5,500.00	\$33,000.00
PW-7	Single Water Service	37	EA	\$900.00	\$33,300.00
PW-8	Double Water Service	41	EA	\$1,500.00	\$61,500.00
PW-9	Chlorination & Testing	4,369	LF	\$2.00	\$8,738.00
PW-10	Metered Auto-flusher (relocated from Phase Line)	1	EA	\$1,250.00	\$1,250.00
TOTAL=					\$254,532.50

SURVEYING					
Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
S-1	Utility Record Drawings	1	LS	\$10,000.00	\$10,000.00
S-2	Utility Record Drawings	1	LS	\$6,500.00	\$6,500.00
				TOTAL =	\$16,500.00

Certified True & Correct
Copy of Original

By: *Karl Hays*

**CERTIFICATE OF INCUMBENCY AND AUTHORITY
TAYLOR MORRISON OF FLORIDA, INC.**

I, the undersigned, hereby certify as follows:

1. I am the Assistant Secretary of **TAYLOR MORRISON OF FLORIDA, INC.**, f/k/a Taylor Woodrow Homes Florida Inc., a Florida corporation (the "Corporation").
2. The Corporation is duly organized and existing under the laws of the State of Florida.
3. The Corporation's current Directors are John Steven Kempton, Douglas D. Miller, and Cammie LaRhae Longenecker.
4. In conformity with the provisions of the Corporation's Articles of Incorporation, as amended, and Bylaws, the following individuals have been elected officers and Authorized Agents of the Corporation and remain in such position as of the effective date of this Certificate of Incumbency and Authority:

Name	Title
Adams, Cindy	Authorized Agent (Orlando)-Closing, Authorized Agent (Orlando)-Sales
Aronovitch, Benjamin A.	Assistant Secretary, Vice President
Besse, Jason	Vice President
Boss, Kristy B.	Assistant Secretary, Vice President
Briones, Tracy	Vice President
Brunhofer, Brian	Vice President
Budd, Shawn	Vice President
Cochran, Angela	Authorized Agent (Jacksonville)-Closing, Authorized Agent (Jacksonville)-Sales, Authorized Agent (Orlando)-Closing, Authorized Agent (Orlando)-Sales
Cone, C. David	Chief Financial Officer, Executive Vice President
Cook, Charles	Authorized Agent (Naples) - Land Development, Authorized Agent (Naples) - Land Permits
Cuarta, Matthew	Authorized Agent (Orlando)-Land Development, Authorized Agent (Orlando)-Land Permits
Dennis, Lisa	Authorized Agent (Orlando)-Closing, Authorized Agent (Orlando)-Sales
Estrada, Caroline G.	Assistant Secretary
Fernandez, Victoria	Authorized Agent (Jacksonville)-Closing, Authorized Agent (Jacksonville)-Sales, Authorized Agent (Orlando)-Closing, Authorized Agent (Orlando)-Sales
Fontana, Joseph ("Joe")	Vice President
Goldstein, Karen	Authorized Agent (SWFL)-Finance

Gore, Christopher (Chris)	Vice President
Herskovitz, Amy	Authorized Agent (Orlando)-Closing, Authorized Agent (Orlando)- Operating Bank Accounts, Authorized Agent (Orlando)-Sales
Huff, Kevin	Vice President
Keller, Brian D.	Authorized Agent (Naples)-Closing, Authorized Agent (Naples)- Sales
Kempton, John Steven	President
Kininmonth, Barbara	Vice President
Koon, David	Vice President
Laurie, Justin	Vice President
Longenecker, Cammie LaRhae	Vice President
Lytle, Jenny	Authorized Agent (Tampa)-Closing, Authorized Agent (Tampa)- Sales
Mansfield, Michael E.	Vice President
McChesney, Valerie	Vice President
Merrill, S. Todd	Assistant Secretary, Vice President
Miller, Andrew ("Drew")	Vice President
Miller, Douglas D.	Vice President
Miller, Frederick ("Fred")	Vice President
Morris, Lucas	Vice President
Mull, Larry	Vice President
Norton, Keith	Authorized Agent (Naples) - Land Development, Authorized Agent (Naples) - Land Permits
Palka, Russell	Vice President
Pelleova, Gabriela	Authorized Agent (Tampa)-Finance
Rosello, Richard ("Rich")	Vice President
Schreiber, Ellen	Authorized Agent (Sarasota)-Sales
Sherman, Darrell C.	Chief Legal Officer, Executive Vice President, Secretary
Sorensen, Andrew ("Andy")	Vice President
Summers, Caitlin	Authorized Agent (Jacksonville)-Closing, Authorized Agent (Jacksonville)-Sales, Authorized Agent (Orlando)-Closing, Authorized Agent (Orlando)-Sales
Summers, Rob	Authorized Agent (Naples)-House Permits
Torres, Lymari	Authorized Agent (Orlando)-Closing, Authorized Agent (Orlando)- Operating Bank Accounts, Authorized Agent (Orlando)-Sales

Traynor, Jack	Authorized Agent (Jacksonville)-Closing, Authorized Agent (Jacksonville)-Sales, Authorized Agent (Orlando)-Closing, Authorized Agent (Orlando)-Sales
Willson, Jonathan	Authorized Agent (Orlando)-Closing, Authorized Agent (Orlando)-Operating Bank Accounts, Authorized Agent (Orlando)-Sales
Wright, John Asa	Authorized Agent (Orlando)-Division Purchasing

5. It is within the scope of authority of the President or any Vice President to execute documentation on behalf of the Corporation, including without limitation, contracts, bonds, applications and agreements for utilities, subdivision performance agreements, development agreements and permits, any and all documents to lease and/or convey real and personal property, as well as any and all documents required in connection with development, financing (including CDD financing), entitlement and construction.

6. The scope of authority of any Authorized Agent named above is as indicated in Paragraph 7.

7. Pursuant to the Resolutions by Written Consent of the Board of Directors to delegate authority to appoint Authorized Agents and Signers appointing them as of the unmodified "Effective Date" of this Certificate, it is within the scope of authority of the above-named Authorized Agents in the respected Florida Divisions, as indicated, with the following authority (as applicable):

Recorded Documents ("RD"): Authority to execute on behalf of the respective Company documents related to and incidental to the sale or lease of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions and FHA and VA certifications, **including** deeds, Memorandum of Leases and any other documentation requiring recordation in the public records not otherwise already identified above.

Sales ("S"): Authority to execute on behalf of the respective Company documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, **excluding**, however, deeds, memorandums of lease and any other documentation requiring recordation in the public records not otherwise already identified above.

Finance ("F"): Authority to execute on behalf of the respective Company documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, serving as an authorized signer for a bank account, **excluding**, however, deeds, memorandum of leases and any other documentation requiring recordation not otherwise already identified above.

Land Development ("LD"): Authority to execute on behalf of the respective Company any documents related to and incidental to the Company's respective Division's land development, including development approval permits development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, matters generally relating to storm water, health & safety and environmental regulations at the federal, state or municipal level, bonds and surety bonds for public improvement (including CFD's, CCD's and MUD's), homeowners' association documents, closing documents, financing documents, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site

development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not** authorized to execute the following documents on behalf of the Company: The Company's home sales documents and contracts, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, title closing documents, land acquisition purchase and sale agreements (including amendments and addenda thereto) for real property conveyed, purchased or sold by the Company.

Land Acquisition ("LA"): Authority to execute any and all instruments and take all other action required on behalf of the respective Company any documents related to and incidental to the Company's respective Division's land acquisition purchase and sale agreements (including amendments and addenda thereto), development approval permits or development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, bonds and surety bonds for public improvement (including CFD's, CCD's and MUD's), homeowners' association documents, closing documents, financing documents, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, as Authorized Agent and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not** authorized to execute the following documents on behalf of the Company: The Company's home sales documents and contracts, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company.

Closing ("C"): Authority to execute on behalf of the respective Company documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreement amendments and related addenda, escrow instructions and FHA and VA certifications in connection with any of the Company's respective communities or properties, **excluding**, however, purchase agreements, deeds and any other documentation requiring recordation in the public records not otherwise already identified above.

Division Purchasing ("DP"): Authority to execute on behalf of the respective Company documents related to and incidental to responding to any inquiries and to enter into, execute, deliver and perform any and all further papers, documents, agreements, certificates and instruments that the Company deems

necessary, appropriate or desirable in connection with any and all of the Company's past, current and future purchasing and vertical construction related matters as more particularly set forth below with respect to the Company:

1. Bids
2. Bid Awards
3. Vertical Construction Agreements, as well as amendments, exhibits and addenda
4. Purchase Orders ("PO's")
5. Variance Purchase Orders ("VPO's")
6. General purchasing and vertical construction-related correspondence
7. Any other documents not otherwise already reflected above, which are related and/or incidental to the purchase of supplies or engagement of services relating to home construction and/or related lot and common area improvements

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's home sales documents and contracts, leasebacks, Closing Disclosures and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company; any document relating to the Company's purchasing and vertical construction matters outside of the respective Authorized Agent's Division; any document that is otherwise in conflict with the then current Purchasing Guidelines, Finance Policy and/or Construction Policy at the time of its execution, as such documents may be amended from time to time and any document

that is or will be recorded in the official records.

Land Permits ("LP"): Authority on behalf of the respective Company acting jointly or individually, to execute the following documents on behalf of the respective Division: The Company Division's development approval permits or development agreements (federal, state or local and including but not limited to permits and letters of authorizations).

Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's land acquisition purchase and sale agreements and home sales documents and contracts, leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the respective Authorized Agent's Division.

House Permits ("HP"): Authority on behalf of the respective Company acting jointly or individually, to execute the following documents on behalf of the respective Division: The Company Division's permits for the construction of homes and other vertical improvements for real property relating to the respective Authorized Agent's Division. Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical Construction Agreements and home sales documents and contracts, leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the

Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the respective Company's Division.

Operating Bank Accounts ("OBA"): Authority to execute on behalf of the respective Company checks and wiring instructions for any established bank account for the Company's respective Division.

Marketing ("M"): Authorized Agent is specifically not authorized to execute the following documents on behalf of the Company: The Company's home sales documents and contracts, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance or title and office/trailer leases. However, Authorized Agent is specifically authorized to execute the following documents on behalf of the Company related to procurement and installment of model merchandising, sales center displays and furniture, community on-site and off-site brand signage/flag programs using approved vendors by the Company Corporate Marketing Department. In addition and subject to the Finance Policy and prior approval of the Vice President of the respective Division, Authorized Agent is specifically authorized to execute local ad agency contracts specific creative deliverables only such as; direct mail, print advertising, radio spots, and other agency creative not already provided to divisions by Corporate Marketing. Authorized Agent is specifically authorized to execute contracts on behalf of the Company related to signage lease agreements, model maintenance such as; model interior cleaning, lawn maintenance, interior carpet cleaning, interior/exterior potted plant maintenance and regular maintenance of water elements at model homes like pools, spas, fountains, etc. All of the foregoing agreements are subject to the Taylor Morrison trade contract policies and procedures (including insurance provisions and division templates, as applicable).

8. Without the need for further confirmation, the foregoing may be relied upon as true and accurate by any regulatory authority, lender, Title Company or other third party.

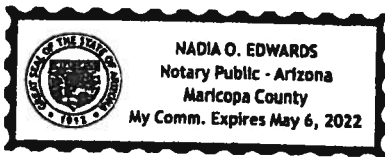
[Signatures appear on the next page.]

IN WITNESS WHEREOF, I hereunto subscribe my name on July 7, 2020.


Caroline G. Estrada, Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me on July 7, 2020, by Caroline G. Estrada, Assistant Secretary of Taylor Morrison of Florida, Inc., on behalf of said Corporation. She is personally known to me.




Notary Public – State of Arizona



Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

September 24, 2020

Waldrop Engineering
Attention: Luke Schultheis, P.E.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

(Luke.Schultheis@waldropengineering.com)

**RE: Park East at Azario, Phase I, Subphases A & B (Private Residential Subdivision)
(PLN2008-0028)
Subphase A – Performance Cost Estimate
Required Private Improvements
Reason – (Infrastructure Final Lift)**

Dear Mr. Schultheis:

Your cost estimate for the above referenced bond, dated **August 11, 2020**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$106,470.65**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services
SM/ns/jmg

cc: Record Management
Brandy Wilkins, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Robert Wenzel, Planning Section Manager, Building and Development Services
Susan Angersoll, Planning and Zoning Technician III., Building and Development Services

Park East at Azario Phase I Subphase A

(PLN1909-0003) - (PDR-17-34(P))/19-S-48(P)/FSP-19-73)

Subdivision Improvements - Private Infrastructure Final Lift Engineer's Opinion of Probable Cost

Date: 8/11/2020

Paving Final Lift:	\$81,900.50
Construction Cost:	\$81,900.50
130% of Construction Cost:	\$106,470.65
Performance Surety Amount:	\$106,470.65

Notes:

- 1) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
- 2) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.

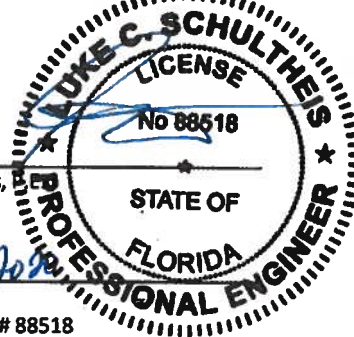


Luke Schultheis,

08/11/2020

Date

Florida License # 88518



PAVING FINAL LIFT

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
P-1	3/4" Asphaltic Concrete (Type S-III) Second Lift	16,889	SY	\$4.50	\$76,000.50
P-2	Thermoplastic Striping	1	LS	\$5,250.00	\$5,250.00
P-3	Install Permanent control points	1	LS	\$650.00	\$650.00
TOTAL =					\$81,900.50



Building and Development Services
Environmental Planning Section
1112 Manatee Avenue West
Bradenton, FL 34206
Phone: (941) 748-4501
www.mymanatee.org

November 4th, 2020

Ms. Sabrina McCabe
Waldrop Engineering
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

Via Email Only

**RE: Park East at Azario Phase I, Subphase A
PLN2008-0028/PDR-17-34(P)/19-S-48(P)/FSP-19-73/20-S-46(F)
Performance Cost Estimate
Required Private Improvements
Reason – (Common Area Landscaping and Irrigation)**

Dear Ms. McCabe:

The cost estimate for the above referenced bond, dated **November 3rd, 2020**, for the completion of site improvements to serve the above referenced development is approved for the appropriate surety.

A Private Improvement Performance Security in the amounts of **\$44,361.59** for Subphase A which are 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape and irrigation private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6847.

Sincerely,

Kathleen Davis, Senior Planner
Environmental Review Section

Cc: Brandy Wilkins, Public Works Dept. – Fiscal Services
Karla Ripley, Public Works Dept. – Infrastructure Engineering
Kevin Oatman, Final Plat Review

PARK East at Azario Phase I, Subphases A

(PLN1909-0003) - (PDR-17-34(P)/19-S-48(P)/FSP-19-73)


Subdivision Improvements - Code Minimum Landscaping
Opinion of Probable Cost

Date: 11/2/2020 revised

Subphase A Code Min. Landscaping	\$ 34,124.30
Construction Cost:	\$ 34,124.30
130% of Construction Cost:	\$ 44,361.59
Performance Surety Amount:	\$ 44,361.59

Notes:

- 1) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
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Sabrina McCabe

Sabrina McCabe, PLA

11/3/2020

Date
Florida License # 6667231

Part 7 - Planting and Maintenance of Landscaping

Item #	Description	Specifications	Estimated Quantity	Unit	Unit Price	Amount
<u>Canopy Trees</u>						
CML-1	Pinus Elliottii - Slash Pine	10' Ht. Min. 4-6'Sprd., 3" cal.	35	EA	\$ 275.00	\$ 9,625.00
CML-2	Quercus Virginiana - Live Oak	10' Ht. Min. 4-6'Sprd., 3" cal.	19	EA	\$ 350.00	\$ 6,650.00
CML-3	Quercus Virginiana - Live Oak	12' Ht. Min. 5-6'Sprd., 4" cal.	6	EA	\$ 450.00	\$ 2,700.00
<u>Accent Trees & Palms</u>						
CML-4	Juniperus Silicicola - Southern Red Cedar	6' Ht. Min, 2" cal.	4	EA	\$ 200.00	\$ 800.00
<u>Shrubs</u>						
CML-5	Myrica cerifca - Wax Myrtle	3 Gal., 36" Ht. min.	443	EA	\$ 8.00	\$ 3,544.00
CML-6	Viburnum odoratissimum - Sweet Viburnum	3 Gal., 36" Ht. min.	212	EA	\$ 8.00	\$ 1,696.00
CML-7	Pinestraw Mulch		12,830	SF	\$ 0.16	\$ 2,052.80
CML-8	Secondary Irrigation		12,830	SF	\$ 0.55	\$ 7,056.50
					SUBTOTAL =	\$ 34,124.30

Note: See Code Minimum Landcape Plans for additional information.

11/3/20 *SM*



Building and Development Services
Environmental Planning Section
1112 Manatee Avenue West
Bradenton, FL 34206
Phone: (941) 748-4501
www.mymanatee.org

January 8, 2021

Mr. Luke C Schultheis, P.E.
Waldrop Engineering
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135

Via Email Only

**RE: Park East at Azario Phase I, Subphase A
PLN2008-0028/PDR-17-34(P)/19-S-48(P)/FSP-19-73/20-S-46(F)
Performance Cost Estimate
Required Private Improvements
Reason – (Nuisance Exotic Species Removal, Conservation Area signage and
Wetland Buffer Enhancement)**

Dear Luke:

The cost estimate for the above referenced bond, dated **December 21, 2020**, for the completion of site improvements to serve the above referenced development is approved for the appropriate surety.

A Private Improvement Performance Security in the amount of **\$22, 418.96** which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscaping, irrigation, nuisance species removal, conservation area signage and wetland buffer enhancement private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6847.

Sincerely,


Kathleen Davis, Senior Planner
Environmental Planning Section

**Cc: Brandy Wilkins, Public Works Dept. – Fiscal Services
Karla Ripley, Public Works Dept. – Infrastructure Engineering
Kevin Oatman, Plat Coordinator - Final Plat Review
Sherri Sheppard, Environmental Field Inspections**

JAMES
SATCER
District 1

REGGIE
BELLAMY
District 2

KEVIN VAN
OSTENBRIDGE
District 3

MISTY
SERVIA
District 4

VANESSA
BAUGH
District 5

CAROL
WHITMORE
At Large

GEORGE W.
KRUSE
At Large



BOALTA SPRINGS Tampa Orlando Sarasota

28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

December 21, 2020

Manatee County Building and Development Services
Development Review/Zoning
1112 Manatee Avenue West, Fourth Floor
Bradenton, FL 34205

**RE: Park East at Azario Phase I
Environmental Improvement Surety Bond Estimate
(PLN2008-0028) - (PDR-17-34(P)/19-S-48(P)/FSP-19-73)**

To Whom It May Concern:

On behalf of Taylor Morrison, we are submitting the enclosed Surety Bond Estimate for the meeting Park East at Azario Phase I Plat Bonding requirements.

If you have questions or require further information, please contact me directly at (239) 405-7777 or luke.schultheis@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Luke Schultheis, E.I.
Project Engineer

cc: Taylor Morrison of Florida, Inc.

Park East at Azario Phase I Subphase A

(PLN2008-0028) - (PDR-17-34(P)/19-S-48(P)/FSP-19-73)

Subdivision Improvements - Private Infrastructure Environmental Improvements

Date: 12/21/2020

Wetland Mitigation/Restoration	\$17,245.35
Construction Cost:	\$17,245.35
130% of Construction Cost:	\$22,418.96
Performance Surety Amount:	\$22,418.96

Notes:

- 1) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
- 2) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.

LUKE C. SCHMITT
 LICENSE
 No. 88518
 Luke C. Schmitt, PE
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER
 License # 88518

Wetland Mitigation/Restoration

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
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Azario , Phase 1 Subphases A&B

WL-1	Initial Nuisance and Exotic Vegetation Removal	1	LS	\$1,895.00	\$1,895.00
WL-2	Wetland Buffer Restoration Planting	1	LS	\$13,096.00	\$13,096.00
WL-3	Signage Labor	19	LS	\$33.25	\$631.75
WL-4	Custom Signage	19	EA	\$85.40	\$1,622.60

SUBTOTAL	\$17,245.35
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TOTAL	\$17,245.35
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Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

September 24, 2020

Waldrop Engineering
Attention: Luke Schultheis, P.E.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

[\(Luke.Schultheis@waldropengineering.com\)](mailto:Luke.Schultheis@waldropengineering.com)

**RE: Park East at Azario, Phase I, Subphases A & B (Private Residential Subdivision)
(PLN2008-0028)
Subphase B – Performance Cost Estimate
Required Private Improvements
Reason – (General & Earthwork, Paving, Drainage, Irrigation, Surveying)**

Dear Mr. Schultheis:

Your cost estimate for the above referenced bond, dated **August 11, 2020**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$1,550,887.47**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,



Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/ns/jmg

- cc: Record Management
- Brandy Wilkins, Fiscal Analyst, Public Works Department
- Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
- Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
- Karla Ripley, Senior Review Specialist, Public Works Dept.
- Robert Wenzel, Planning Section Manager, Building and Development Services
- Susan Angersoll, Planning and Zoning Technician III., Building and Development Services

Park East at Azario Phase I Subphase B

(PLN1909-0003) - (PDR-17-34(P)/19-S-48(P)/FSP-19-73)

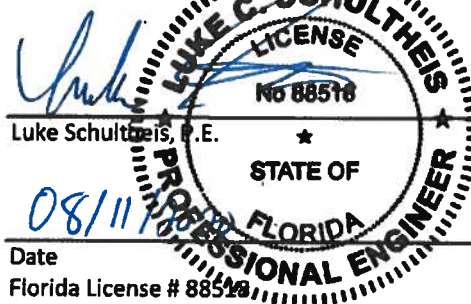
Subdivision Improvements - Private Infrastructure Engineer's Opinion of Probable Cost

Date: 8/11/2020

GENERAL & Earthwork	\$18,485.00
Paving	\$378,921.86
Drainage	\$589,507.00
Irrigation	\$184,576.50
Surveying	\$21,500.00
Construction Cost:	\$1,192,990.36
130% of Construction Cost:	\$1,550,887.47
Performance Surety Amount:	\$1,550,887.47

Notes:

- 1) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
- 2) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.



 Luke Schulteis, P.E.
 Date 08/11/2020
 Florida License # 88516

GENERAL & EARTHWORK

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
E-1	Grading (Roadway)	6.97	AC	\$500.00	\$3,485.00
E-2	Inlet Protection	1	LS	\$15,000.00	\$15,000.00
TOTAL=					\$18,485.00

PAVING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
P-1	1 - 1/4" Asphaltic Concrete (Type S-I) First Lift	11,664	SY	\$6.50	\$75,816.00
P-2	6" FDOT BANK RUN SHELL	11,664	SY	\$9.50	\$110,808.00
P-3	6" Stabilized Subgrade (LBR 40)	14,525	SY	\$5.25	\$76,256.25
P-4	Valley Curb	8,039	LF	\$9.25	\$74,360.75
P-5	Type "A" Curb	186	LF	\$12.00	\$2,232.00
P-6	Type "F" Curb	317	LF	\$10.00	\$3,170.00
P-7	ADA Ramps and Curb Transitions	6	EA	\$675.00	\$4,050.00
P-8	5' Concrete Sidewalk (Common)	650	SY	\$32.00	\$20,800.00
P-9	Sod Behind Curb (2' BOC)	1,898	SY	\$2.07	\$3,928.86
P-10	Signage and Striping	1	LS	\$7,500.00	\$7,500.00
TOTAL =					\$378,921.86

DRAINAGE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
D-1	12" HDPE	1,922	LF	\$20.00	\$38,440.00
D-2	18" RCP	572	LF	\$45.00	\$25,740.00
D-3	24" RCP	114	LF	\$61.25	\$6,982.50
D-4	30" RCP	1,028	LF	\$95.00	\$97,660.00
D-5	36" RCP	677	LF	\$108.00	\$73,116.00
D-6	42" RCP	172	LF	\$120.00	\$20,640.00
D-7	48" RCP	662	LF	\$155.00	\$102,610.00
D-8	Storm Drainage Testing	3,225	LF	\$6.00	\$19,350.00
D-9	Junction Box	1	LF	\$3,750.00	\$3,750.00
D-10	Valley Gutter Inlet	16	LF	\$4,500.00	\$72,000.00
D-11	Grate Inlet	9	EA	\$3,500.00	\$31,500.00
D-12	Yard Drain	27	EA	\$1,000.00	\$27,000.00
D-13	18" Flared End	1	EA	\$2,000.00	\$2,000.00
D-14	30" Flared End	3	EA	\$2,600.00	\$7,800.00
D-15	36" Flared End	1	EA	\$2,900.00	\$2,900.00
D-16	48" Flared End	2	EA	\$3,700.00	\$7,400.00
D-17	Underdrain (Including Stone & Mirifi)	1,771	LF	\$23.50	\$41,618.50
D-18	Underdrain Cleanout	25	EA	\$360.00	\$9,000.00

TOTAL= \$589,507.00

IRRIGATION				
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Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
I-0	4" PVC Irrigation Main (C900 DR-18)	1,295	LF	\$13.50	\$17,482.50
I-1	4" DIP Irrigation Main	83	LF	\$35.10	\$2,913.30
I-2	6" PVC Irrigation Main (C900 DR-18)	2,649	LF	\$18.00	\$47,682.00
I-3	6" DIP Irrigation Main	75	LF	\$31.50	\$2,362.50
I-4	4" Gate Valve	2	EA	\$1,300.50	\$2,601.00
I-5	6" Gate Valve	4	EA	\$1,440.00	\$5,760.00
I-6	Single Service	9	EA	\$855.00	\$7,695.00
I-7	Double Service	55	EA	\$1,485.00	\$81,675.00
I-8	4" Permanent Blow Off	1	EA	\$1,867.50	\$1,867.50
I-9	Testing	4,102	LF	\$1.35	\$5,537.70
I-10	2" Common Irrigation Service	5	EA	\$1,800.00	\$9,000.00
TOTAL=					\$184,576.50

SURVEYING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
S-1	Utility Record Drawings	1	LS	<u>\$21,500.00</u>	<u>\$21,500.00</u>

TOTAL= \$21,500.00



Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

September 24, 2020

Waldrop Engineering
Attention: Luke Schultheis, P.E.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

(Luke.Schultheis@waldropengineering.com)

**RE: Park East at Azario, Phase I, Subphases A & B (Private Residential Subdivision)
(PLN2008-0028)
Subphase B – Performance Cost Estimate
Required Private Improvements
Reason – (Infrastructure Final Lift)**


Dear Mr. Schultheis:


Your cost estimate for the above referenced bond, dated **August 11, 2020**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$71,744.40**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,



Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services 

SM/ns/jmg

- cc: Record Management
- Brandy Wilkins, Fiscal Analyst, Public Works Department
- Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
- Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
- Karla Ripley, Senior Review Specialist, Public Works Dept.
- Robert Wenzel, Planning Section Manager, Building and Development Services
- Susan Angersoll, Planning and Zoning Technician III., Building and Development Services

Park East at Azario Phase I Subphase B

(PLN1909-0003) - (PDR-17-34(P)/19-S-48(P)/FSP-19-73)


Subdivision Improvements - Private Infrastructure Final Lift Engineer's Opinion of Probable Cost

Date: 7/16/2020

Paving Final Lift:	\$55,188.00
Construction Cost:	\$55,188.00
130% of Construction Cost:	\$71,744.40
Performance Surety Amount:	\$71,744.40

Notes:

- 1) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
- 2) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.


 Luke Schultheis
 No 88518
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 08/11/2020
 Date
 Florida License # 88518

PAVING FINAL LIFT

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
P-1	3/4" Asphaltic Concrete (Type S-III) Second Lift	11,664	SY	\$4.50	\$52,488.00
P-2	Thermoplastic Striping	1	LS	\$2,050.00	\$2,050.00
P-3	Install Permanent control points	1	LS	\$650.00	\$650.00
SUBTOTAL =					\$55,188.00



Building and Development Services
Environmental Planning Section
1112 Manatee Avenue West
Bradenton, FL 34206
Phone: (941) 748-4501
www.mymanatee.org

November 4th, 2020

Ms. Sabrina McCabe
Waldrop Engineering
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

Via Email Only

**RE: Park East at Azario Phase I, Subphase B
PLN2008-0028/PDR-17-34(P)/19-S-48(P)/FSP-19-73/20-S-46(F)
Performance Cost Estimate
Required Private Improvements
Reason – (Common Area Landscaping and Irrigation)**

Dear Ms. McCabe:

The cost estimate for the above referenced bond, dated **November 3rd, 2020**, for the completion of site improvements to serve the above referenced development is approved for the appropriate surety.

A Private Improvement Performance Security in the amounts of **\$30,316.72** for Subphase B which are 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape and irrigation private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6847.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Davis".

Kathleen Davis, Senior Planner
Environmental Review Section

Cc: Brandy Wilkins, Public Works Dept. – Fiscal Services
Karla Ripley, Public Works Dept. – Infrastructure Engineering
Kevin Oatman, Final Plat Review

PARK East at Azario Phase I, Subphases B

(PLN1909-0003) - (PDR-17-34(P)/19-S-48(P)/FSP-19-73)

Subdivision Improvements - Code Minimum Landscaping Opinion of Probable Cost

Date: 11/2/2020 revised

Subphase B Code Min. Landscaping	\$ 23,320.55
Construction Cost:	\$ 23,320.55
130% of Construction Cost:	\$ 30,316.72
Performance Surety Amount:	\$ 30,316.72

Notes:

- 1) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
- 2) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.





 Sabrina McCabe, PLA

11/3/2020

 Date
 Florida License # 6667231

Part 5 - At A Glance - Phase 19 - Code Min. Landscaping

Item	Description	Specifications	Estimated Quantity	Unit	Unit Price	Amount
Canopy Trees						
CML-1	Pinus Elliottii - Slash Pine	10' Ht. Min. 4-6'Sprd., 3" cal.	23	EA	\$ 275.00	\$ 6,325.00
CML-2	Quercus Virginiana - Live Oak	10' Ht. Min. 4-6'Sprd., 3" cal.	20	EA	\$ 350.00	\$ 7,000.00
Shrubs						
CML-3	Viburnum odoratissimum - Sweet Viburnum	3 Gal., 36" Ht. min.	468	EA	\$ 8.00	\$ 3,744.00
CML-4	Pinestraw Mulch		8,805	SF	\$ 0.16	\$ 1,408.80
CML-5	Secondary Irrigation		8,805	SF	\$ 0.55	\$ 4,842.75
					SUBTOTAL =	\$ 23,320.55

Note: See Code Minimum Landcape Plans for additional information.

11/3/20 *AW*



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 04, 2019

Taylor Morrison of Florida, Inc.
Attn: Andrew Miller
551 N. Cattlemen Road, Suite 205
Sarasota, FL 34232

SMR Northeast, LLC
Attn: Anthony Chiofalo
14400 Covenant Way
Lakewood Ranch, FL 34202

**Subject: Notice of Intended Agency Action - Approval
ERP Individual Construction**

Project Name: Lakewood Ranch 1000 (Mass Grading and Master Stormwater Management System)
App ID/Permit No: 764531 / 43043286.002
County: Manatee
Sec/Twp/Rge: S03/T35S/R19E, S10/T35S/R19E, S02/T35S/R19E, S11/T35S/R19E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Florida Department of State, Division of Historic Resources
Florida Fish and Wildlife Conservation Commission
Kerri MacNutt
Jeremy H. Arnold, P.E., Waldrop Engineering, P.A.



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County: Manatee
Sec/Twp/Rge: S03/T35S/R19E, S10/T35S/R19E, S02/T35S/R19E, S11/T35S/R19E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

App ID/Permit No:764531 / 43043286.002

Page 2

January 04, 2019

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
 As-Built Certification and Request for Conversion to Operation Phase
 Notice of Authorization to Commence Construction
 Notice of Rights

cc: Florida Department of State, Division of Historic Resources
 Florida Fish and Wildlife Conservation Commission
 Kerri MacNutt
 Jeremy H. Arnold, P.E., Waldrop Engineering, P.A.

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43043286.002**

EXPIRATION DATE: **January 04, 2024**

PERMIT ISSUE DATE: **January 04, 2019**

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Lakewood Ranch 1000 (Mass Grading and Master Stormwater Management System)

GRANTED TO: Taylor Morrison of Florida, Inc.
Attn: Andrew Miller
551 N. Cattlemen Road, Suite 205
Sarasota, FL 34232

OTHER PERMITTEES: SMR Northeast, LLC
Attn: Anthony Chiofalo
14400 Covenant Way
Lakewood Ranch, FL 34202

ABSTRACT: This permit authorization is for the construction of a new stormwater management system, serving a 991.84-acre residential and golf course community, as named above and as shown on the approved construction drawings. The authorized construction activities include mass grading of predominantly agricultural lands and the construction of the master stormwater management system. The future phased construction of the residential and golf course community homes, roadways, amenities and infrastructure will require modification to this permit. Mill Creek, a tributary of the Manatee River, flows westward through the project area. The project is located on the east side of Lorraine Road approximately 0.25 mile south of State Road 64 in Manatee County. Information regarding wetlands and/or surface waters is stated below and on the permitted construction drawings for this project.

OP. & MAIN. ENTITY: Esplanade East at Lakewood Ranch Homeowners Association, Inc.

OTHER OP. & MAIN. ENTITY: N/A

COUNTY: Manatee

SEC/TWP/RGE: S03/T35S/R19E, S10/T35S/R19E, S02/T35S/R19E, S11/T35S/R19E

**TOTAL ACRES OWNED
OR UNDER CONTROL:** 991.84

PROJECT SIZE: 991.84 Acres

LAND USE: Residential

DATE APPLICATION FILED: April 27, 2018

AMENDED DATE: N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
A1	0.62	MAN-MADE WET DETENTION
A2	1.78	MAN-MADE WET DETENTION
A3	2.28	MAN-MADE WET DETENTION
B1	3.51	MAN-MADE WET DETENTION
B2	2.51	MAN-MADE WET DETENTION
B3	1.87	MAN-MADE WET DETENTION
B4	1.06	MAN-MADE WET DETENTION
B5	2.31	MAN-MADE WET DETENTION
C1	3.63	MAN-MADE WET DETENTION
C2	4.47	MAN-MADE WET DETENTION
D1	5.41	MAN-MADE WET DETENTION
D2	12.04	MAN-MADE WET DETENTION
E1	2.87	MAN-MADE WET DETENTION
E2	1.00	MAN-MADE WET DETENTION
F1	2.52	MAN-MADE WET DETENTION
G1	3.51	MAN-MADE WET DETENTION
H1	0.33	MAN-MADE WET DETENTION
H2	0.52	MAN-MADE WET DETENTION
H3	8.10	MAN-MADE WET DETENTION
H4	2.72	MAN-MADE WET DETENTION
I1	3.11	MAN-MADE WET DETENTION
J1	2.56	MAN-MADE WET DETENTION
K1	2.72	MAN-MADE WET DETENTION
K2	20.32	MAN-MADE WET DETENTION
K3	3.55	MAN-MADE WET DETENTION
L1	2.88	MAN-MADE WET DETENTION
L2	1.89	MAN-MADE WET DETENTION
M1	2.65	MAN-MADE WET DETENTION
MM1	3.12	MAN-MADE WET DETENTION
N1	3.75	MAN-MADE WET DETENTION
N2	2.96	MAN-MADE WET DETENTION
NN1	3.46	MAN-MADE WET DETENTION
O1	0.75	MAN-MADE WET DETENTION

O2	1.01	MAN-MADE WET DETENTION
P1	2.43	MAN-MADE WET DETENTION
PP1	1.82	MAN-MADE WET DETENTION
Q1	0.78	MAN-MADE WET DETENTION
R1	2.18	MAN-MADE WET DETENTION
S1	1.01	MAN-MADE WET DETENTION
T1	1.85	MAN-MADE WET DETENTION
T2	1.88	MAN-MADE WET DETENTION
T3	2.26	MAN-MADE WET DETENTION
U1	6.04	MAN-MADE WET DETENTION
U2	7.72	MAN-MADE WET DETENTION
U3	3.30	MAN-MADE WET DETENTION
U4	2.49	MAN-MADE WET DETENTION
V1	0.99	MAN-MADE WET DETENTION
W1	1.44	MAN-MADE WET DETENTION
X1	1.17	MAN-MADE WET DETENTION
X2	7.64	MAN-MADE WET DETENTION
X3	1.06	MAN-MADE WET DETENTION
Y1	1.74	MAN-MADE WET DETENTION
Y2	1.61	MAN-MADE WET DETENTION
Y3	1.36	MAN-MADE WET DETENTION
Z1	2.96	MAN-MADE WET DETENTION
NE-WL-19	0.76	NO TREATMENT SPECIFIED
NE-WL-20	2.40	NO TREATMENT SPECIFIED
NE-WL-21	0.67	NO TREATMENT SPECIFIED
NE-WL-22	1.44	NO TREATMENT SPECIFIED
NE-WL-25	1.17	NO TREATMENT SPECIFIED
NE-WL-26	1.64	NO TREATMENT SPECIFIED
	Total: 179.60	

Water Quantity/Quality Comments:

The proposed stormwater management system has been designed to treat and attenuate on-site and contributing off-site runoff through numerous inter-connected wet detention ponds designed according to the conservation wet detention (permanent pool) guidelines and with excess permanent pool volume compensating for the lack of a littoral shelf component. Six isolated on-site wetlands are also included in the master stormwater management system to utilize their natural storage and maintain their hydroperiods. Most pond outfalls cascade to downstream basins/ponds and isolated wetlands prior to discharge into Mill Creek (WBID 1872B) or its tributary ditches. FDEP lists no nutrient impairment for WBID 1872B at this time. The post-development peak discharge rate for the 25-year, 24-hour design storm (8 inches of precipitation) has been reduced from the existing site condition. The Engineer-of-Record (EOR) has demonstrated this by updating an existing regional model, the "Northeast Sector" model for Lakewood Ranch, to reflect recently permitted and constructed projects for existing conditions and to include the master stormwater management system and proposed basin changes for proposed conditions. Future modifications for phased development will need to verify consistency with hydrologic assumptions and connectivity used in these modeling demonstrations. Design CN and contributing area values for the 55 stormwater ponds are summarized within the SWFWMD Engineering Worksheets.

Design documents are based on the North American Vertical Datum of 1988.

A mixing zone is not required.

A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
235.27	0.00	Storage Modeling	N/A

Floodplain Comments:

The property lies within FEMA flood zones X and A. Floodplain stages under current conditions and potential impacts of floodplain encroachment have been assessed using the regional "Northeast Sector" model as a basis. The EOR has demonstrated through multiple return-frequency storm simulations (Storage Modeling) that new storage provided within the master stormwater management system will adequately mitigate fill impacts. Modeling results show that no adverse on-site or off-site impacts will occur.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
NE-WL-19	0.76	0.76	0.00	0.00	0.00	0.00
NE-WL-20	2.40	2.40	0.00	0.00	0.00	0.00
NE-WL-21	0.67	0.67	0.00	0.00	0.00	0.00
NE-WL-22	1.44	1.44	0.00	0.00	0.00	0.00
NE-WL-23	0.57	0.00	0.57	0.21	0.00	0.00
NE-WL-24	0.36	0.00	0.36	0.14	0.00	0.00
NE-WL-25	1.17	1.17	0.00	0.00	0.00	0.00
NE-WL-26	1.64	1.64	0.00	0.00	0.00	0.00
NE-WL-31	0.39	0.00	0.39	0.16	0.00	0.00
NE-WL-31A	0.17	0.00	0.17	0.00	0.00	0.00
NE-WL-35	31.32	30.56	0.76	0.48	0.00	0.00
NE-WL-35A	0.03	0.03	0.00	0.00	0.00	0.00
Ditches	37.77	0.00	37.77	0.00	0.00	0.00
Pond P1	0.24	0.00	0.24	0.00	0.00	0.00
Pond P2	0.50	0.00	0.50	0.00	0.00	0.00
Total:	79.43	38.67	40.76	0.99	0.00	0.00

* For impacts that do not require mitigation, their functional loss is not included.

Wetland/Other Surface Water Comments:

There are 40.92 acres of wetlands (FLUCCS 617 and 641) located within the project area for this ERP. Permanent filling impacts to 2.25 acres of wetlands (23, 24, 31, 31A, and 35) will occur for construction of the project. Permanent filling impacts to 2.08 acres of qualifying wetlands (23, 24, 31, and 35) were evaluated using the Uniform Mitigation Assessment Method (UMAM) as required pursuant to Chapter 62-345, F.A.C. The results of the UMAM analysis indicate a functional loss of 0.99 units due to the permanent impacts proposed.

There are 38.51 acres of surface waters (FLUCCS 510 and 534) located within the project area. Permanent filling impacts to 38.51 acres of the project surface waters will occur for construction of the project.

Mitigation Information

Name	Creation		Enhancement		Preservation		Restoration		Enhancement +Preservation		Other	
	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain
NE-WL-19	0.00	0.00	0.76	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NE-WL-20	0.00	0.00	2.40	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NE-WL-21	0.00	0.00	0.67	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NE-WL-22	0.00	0.00	1.44	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NE-WL-25	0.00	0.00	1.17	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NE-WL-26	0.00	0.00	1.64	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:	0.00	0.00	8.08	1.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Mitigation Comments:

Wetland mitigation for permanent wetland filling impacts will be provided by the onsite enhancement and restoration of 1.43 acres of wetlands (FLUCCS 641) and 6.65 acres of wetlands (FLUCCS 617), totaling 8.08 acres of combined wetland mitigation. The results of the UMAM analysis indicate a functional gain of 1.27 units which offsets the 0.99 units of functional loss proposed to wetland habitat. This provides an excess of 0.28 functional units. The difference between the functional gain and functional loss was applied to satisfy the requirements of Subsection 10.3.1.1 of the ERP Applicant's Handbook Vol. I. and will not be available for future mitigation use.

Wetland mitigation is not required for permanent filling impacts to Wetland 31A pursuant to Subsection 10.2.2.1 of the ERP Applicant's Handbook Vol. I. Under this Subsection, wetland mitigation is not required for impacts to isolated wetlands less than one half acre in size that do not provide significant habitat for threatened or endangered species.

Mitigation is not required for permanent filling impacts to 0.74 acre of upland cut ponds (P1 and P2) pursuant to Subsection 10.2.2.2 of the ERP Applicant's Handbook Vol. I. Under this Subsection, mitigation is not required for impacts to wholly owned ponds that were constructed in uplands, which are less than one acre in area and do not provide significant habitat for threatened or endangered species.

Mitigation will not be required for permanent filling impacts to 37.77 acres of ditches pursuant to Subsection 10.2.2 of the ERP Applicant's Handbook Vol. I. Under this Section, mitigation is not required for impacts that have been determined to be de minimis to fish, wildlife and listed species.

In order to provide reasonable assurance that the project will not cause adverse secondary impacts to wetlands, as described in Subsection 10.2.7 of the Applicant's Handbook Volume I, wetland buffer plantings around Wetlands 26 and 35 are required in this permit as shown on Sheet 4 of the permitted construction plans due to the fact that an average 25-foot, minimum 15-foot wetland buffer will not be fully maintained between the adjacent wetlands and the upland activity. The supplemental wetland buffer plantings will provide the District with reasonable assurance that the project will not have adverse secondary impacts to the adjacent wetlands.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.
3. **WETLAND MITIGATION SUCCESS CRITERIA MITIGATION AREAS (Wetlands 19, 20, 21, 22, 25, and 26) (8.08 acres)**

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

a. The Wetland 19 and 21 mitigation areas can reasonably be expected to develop into Freshwater Marshes (FLUCCS 641) and the Wetland 20, 22, 25, and 26 mitigation areas can reasonably be expected to develop into Mixed Wetland Hardwoods (FLUCCS 617), as determined by the Florida Land Use and Cover and Forms Classification System (third edition; January 1999).

b. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetlands/surface water type specified in criterion "a."

c. Species composition of recruiting wetland vegetation is indicative of the wetland type specified in criterion "a."

d. Coverage of planted or recruited species meets a minimum of 85 percent.

e. Coverage by nuisance or exotic species does not exceed 5 percent at any area within the mitigation site and 5 percent for the entire mitigation site.

f. The wetland mitigation areas can be determined to be a wetland or other surface water according to Chapter 62-340, F.A.C.

The mitigation areas may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation areas have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

4. The Permittee shall monitor and maintain the wetland mitigation areas until the criteria set forth in the Wetland Mitigation Success Criteria Condition above are met. The Permittee shall perform corrective actions identified by the District if the District identifies a wetland mitigation deficiency.
5. The Permittee shall undertake required maintenance activities within the wetland mitigation areas as needed at any time between mitigation area construction and termination of monitoring, with the exception of the final year. Maintenance shall include the manual removal of all nuisance and exotic species, with sufficient frequency that their combined coverage at no time exceeds the Wetland Mitigation Success Criteria Condition above. Herbicides shall not be used without the prior written approval of the District.
6. The permittee, prior to beneficial use of the site must submit an as-built survey of the wetland mitigation areas

certified by a registered surveyor or professional engineer showing dimensions, grades, water surface elevations, and species composition, numbers and densities. Upon District inspection and approval of the mitigation areas, the monitoring program shall be initiated with the date of the District field inspection being the construction completion date of the mitigation areas. Monitoring events shall occur between March 1 and November 30 of each year. An Annual Wetland Monitoring Report shall be submitted upon the anniversary date of District approval to initiate monitoring.

Annual reports shall provide documentation that a sufficient number of maintenance inspection /activities were conducted to maintain the mitigation areas in compliance according to the Wetland Mitigation Success Criteria Conditions above . Note that the performance of maintenance inspections and maintenance activities will normally need to be conducted more frequently than the collection of other monitoring data to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Condition above. Monitoring Data shall be collected annually.

7. Termination of monitoring for the wetland mitigation areas shall be coordinated with the District by:
 - a. notifying the District in writing when the criteria set forth in the Wetland Mitigation Success Criteria Condition have been achieved;
 - b. submitting documentation, including the date, that all maintenance activities in the wetland mitigation areas have been suspended including, but not limited to, irrigation and addition or removal of vegetation; and
 - c. submitting a monitoring report to the District one year following the written notification and suspension of maintenance activities.

Upon receipt of the monitoring report, the District will evaluate the wetland mitigation sites to determine if the Mitigation Success Criteria Condition have been met and maintained. The District will notify the Permittee in writing of the evaluation results. The Permittee shall perform corrective actions for any portions of the wetland mitigation areas that fail to maintain the criteria set forth in the Wetland Mitigation Success Criteria Condition .

8. Following the District's determination that the wetland mitigation has been successfully completed , the Permittee shall operate and maintain the wetland mitigation areas such that they remain in their current or intended condition for the life of the system. The Permittee must perform corrective actions for any portions of the wetland mitigation areas where conditions no longer meet the criteria set forth in the Wetland Mitigation Success Criteria Condition.
9. The Permittee shall, prior to beneficial use of the site, complete all aspects of the mitigation plan, including the grading, exotic vegetation removal, and planting, in accordance with the design details in the final approved mitigation plan.
10. The Permittee shall commence construction of the mitigation areas within 30 days of wetland impacts, if wetland impacts occur between February 1 and August 31. If wetland impacts occur between September 1 and January 31, construction of the mitigation areas shall commence by March 1. In either case, construction of the mitigation areas shall be completed within 120 days of the commencement date unless a time extension is approved in writing by the District.
11. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetlands, wetland mitigation areas, wetland buffers, buffer compensation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.
12. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
 - a. wetland and surface water areas
 - b. wetland buffers
 - c. limits of approved wetland buffer impacts

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

13. The following language shall be included as part of the deed restrictions for each lot:

"No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District."

14. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted stormwater management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the As-Built Certification and Request for Conversion to Operational Phase Form, and prior to beneficial occupancy or use of the site.

15. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Regulation Division:

- a. homeowners, property owners, master association or condominium association articles of incorporation, and
- b. declaration of protective covenants, deed restrictions or declaration of condominium

The Permittee shall submit these documents with the submittal of the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity form.

16. The following language shall be included as part of the deed restrictions for each lot:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the stormwater management system approved and on file with the Southwest Florida Water Management District."

17. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.

18. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.

19. The Permittee shall execute the final draft financial responsibility instrument approved by the District prior to initiating activities authorized by this permit. The final draft financial responsibility instrument shall be consistent with the draft instrument submitted with the permit application and approved by this permit.

20. The Permittee shall submit the original executed financial responsibility instrument to the District's Environmental Compliance Manager, at the Tampa Service Office.

21. The Permittee shall provide the financial responsibility required by Rule 62-330.301(5), Florida Administrative Code until the District determines that the specific success criteria contained in this permit have been met; or the District approves a request to transfer the permit to a new owner and receives an acceptable substitute financial responsibility mechanism from the new owner.

22. The Permittee may request, in writing, a release from the obligation to maintain certain amounts of the financial assurance required by this permit as phases of the mitigation plan are successfully completed. The request shall include documentation that the mitigation phase or phases have been completed and payment for their completion has been made. Following the District's verification that the phase or phases have been completed in accordance with the mitigation plan, the District will authorize release from the applicable portion of the financial assurance obligation.

23. The District will notify the Permittee within 30 days of its determination that the specific success criteria contained in this permit have been met. Concurrent with this notification, the District will authorize, in writing, the appropriate entity to cancel or terminate the financial responsibility instrument.

24. The Permittee's failure to comply with the terms and conditions of this permit pertaining to the successful completion of all mitigation activities in accordance with the mitigation plan shall be deemed a violation of Chapter 62-330, Florida

Administrative Code. In addition to other remedies that the District may have, the District may draw upon the financial responsibility instrument for any funds necessary to remedy a violation, upon such notice to the Permittee as may be specified in the financial responsibility instrument or if none, upon reasonable notice.

25. The Permitted Plan Set for this project includes: the set received by the District on November 30, 2018.
26. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing retention or wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), "Operation and Maintenance Inspection Certification" describing the remedial actions taken to resolve the failure or deviation.

27. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.
28. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
29. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
30. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
 - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
 - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
 - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
31. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
32. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.
33. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
34. A "Recorded notice of Environmental Resource Permit," Form No. 62-330.090(1), shall be recorded by the District

in the public records of the County(s) where the project is located.

35. FWC staff recommends that surveys for nesting sandhill cranes be conducted prior to construction activities and during the December through August breeding season. If there is evidence of nesting during this period, we recommend that the nest site be buffered by 400 feet to avoid disturbance by human activities. If nesting is discovered after construction has begun or if maintaining the recommended buffer is not possible, we recommend that the applicant contact FWC staff to discuss potential permitting needs. Basic guidance for conducting wildlife surveys may be found in the Sandhill Crane Species Conservation Measures and Permitting Guidelines (<http://www.myfwc.com/media/4105886/Final-Florida-Sandhill-Crane-Species-Guidelines-2016.pdf>) and in the Florida Wildlife Conservation Guide (<http://myfwc.com/conservation/value/fwcg/>). We also advise the applicant that Florida sandhill cranes do not nest in the same location every year, so if construction occurs over several years it may be necessary to determine if nesting is occurring each year.
36. Cleared sites such as areas that have undergone surface scraping may attract ground nesting species such as least terns or other imperiled beach-nesting birds (IBNB) during nesting season. IBNB nests have been documented on a variety of disturbed sites, including construction sites (FWC 2013). IBNB deposit their eggs in shallow depressions or scrapes in the substrate, possibly lined with pebbles, grasses, or coquina shells (FWC 2013). Egg-laying for colonial and solitary beach nesting birds usually begins in mid-February. Colonies can range in size from a few breeding pairs to many hundreds (FWC 2013). FWC staff recommends the following measures to reduce nesting potential during construction:
 - a. Conduct construction activities outside of the breeding season (generally April through August),
 - b. Clear the site only when ready to build, and
 - c. Avoid leaving cleared areas with little to no activity for an extended amount of time.

If nesting is observed, we recommend contacting FWC staff to discuss necessary nest buffers and potential permitting alternatives. For additional information, please refer to FWC's Breeding Bird Protocol for Florida's Seabirds and Shorebirds located at the following web address:
<https://public.myfwc.com/crossdoi/shorebirds/PDF-files/BreedingBirdProtocolForFloridasSeabirdsAndShorebirds.pdf>.

37. The approved wetland buffer plantings for Wetlands 26 and 35, as shown on Sheet 4 of the construction plans and described in the Approved Buffer Planting Plan uploaded to the File of Record on October 15, 2018, are required in order to provide the District with reasonable assurance that the project will not have adverse secondary impacts to the adjacent wetlands, as described in Subsection 10.2.7 of the Applicant's Handbook Volume I. The buffer plantings shall be completed prior to the transfer to operation of the facility. The buffer plantings shall meet a success criteria of 80 percent survival and shall be maintained such that they remain in their intended condition for the life of the system.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

Michelle K. Hopkins, P.E.

Authorized Signature

EXHIBIT A**GENERAL CONDITIONS:**

- 1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.
 - a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.
 - b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
 - c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
 - d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5),F.A.C. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
 - e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
 - f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 2. For all other activities - "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
 3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
 - g. If the final operation and maintenance entity is a third party:

1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310 (2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
- h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
- i. This permit does not:
1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
- j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
- k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
- l. The permittee shall notify the Agency in writing:
1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
- m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
- n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving

subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S. (2012).

- o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
 - p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
 - q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
 - r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

Lakewood Ranch 1000 (Mass Grading and Master Stormwater Management System)

PROJECT NAME

Residential

PROJECT TYPE

Manatee

COUNTY

S03/T35S/R19E...

See Permit for additional STR listings

SEC(S)/TWP(S)/RGE(S)

Taylor Morrison of Florida, Inc.

PERMITTEE

See permit for additional permittees

APPLICATION ID/PERMIT NO: 764531 / 43043286.002

DATE ISSUED: January 04, 2019



Michelle K. Hopkins, P.E.

Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY
DISPLAYED AT THE SITE OF THE WORK

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.