

LAKES OF SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT 2**

August 17, 2022

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
REGULAR MEETING AGENDA**

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

AGENDA

LETTER

Lakes of Sarasota Community Development District 2

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 10, 2022

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Lakes of Sarasota Community Development District 2

Dear Board Members:

The Board of Supervisors of the Lakes of Sarasota Community Development District 2 will hold Multiple Public Hearings and a Regular Meeting on August 17, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Master Engineer's Report
4. Presentation of Master Special Assessment Methodology Report
5. Consideration of Resolution 2022-32, Declaring Special Assessments; Indicating the Location, Nature, Type and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution; Ratifying and Confirming the Engineer's Report and Master Assessment Report
6. Consideration of Resolution 2022-33, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Lakes of Sarasota Community Development District 2 in Accordance with Chapters 170, 190 and 197, Florida Statutes
7. Consideration of Resolution 2022-34, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearings on the Proposed Budgets for Fiscal Year 2021/2022 and Fiscal Year 2022/2023; Amending Resolution 2022-18 to Reset the Hearings Thereon; Providing a Severability Clause; and Providing an Effective Date

- 8. Public Hearing on the Adoption of the Fiscal Year 2021/2022 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-35, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

- 9. Public Hearing on the Adoption of the Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-36, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

- 10. Acceptance of Unaudited Financial Statements as of June 30, 2022

- 11. Approval of July 13, 2022 Public Hearings and Regular Meeting Minutes

- 12. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer (Interim): *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 14, 2022 at 12:00 P.M.

○ QUORUM CHECK

Pete Williams	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
John Blakley	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Dale Weidemiller	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Priscilla Heim	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kris Watts	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

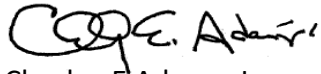
- 13. Board Members' Comments/Requests

- 14. Public Comments

- 15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

3

LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
Report of District Engineer
May, 2022

Prepared for:

Lakes of Sarasota
Community Development District 2
Sarasota County, Florida

Prepared by:

D. Shawn Leins, P.E.
AM Engineering, LLC
Sarasota, Florida

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INTRODUCTION

The Lakes of Sarasota Community Development District 2 (the "District") encompasses approximately 426.1 acres, more or less, within Sarasota County, Florida, and is located in Section 31, Township 37 South, and Range 19 East. Primary access will be provided from Ibis Street. Exhibit A is a Vicinity Map that represents the site location. Exhibit B is an adjacent roadway map that represents the surrounding road network.

The property was rezoned by Sarasota County on December 07, 2021 under Rezone Petition 20-12 and Ordinance No. 2020-072. The rezone from OUE-1 to Village Planned Development (VPD) allows for up to 1,021 residential dwelling units. There were fifteen stipulations and thirteen modifications. associated with the rezone. Please see Exhibit E for the Rezone Ordinance.

DEVELOPMENT DESCRIPTION

The District is primarily bound on the west by I-75 and undeveloped property, bound on the north by The Lakes of Sarasota CDD (Grand Park residential development), bound on the east by Ibis Street and south by agricultural land.

The proposed Lakes of Sarasota CDD 2 development will consist of single-family lots, townhomes, paired villas and a 25 +/- acre parcel which will be multifamily development.

The proposed plan for the development of the property includes three phases (see Exhibit C).

Phase 1 will be developed as single-family detached residential lots. The total number of lots is currently planned to be approximately 185 units. This phase will also include an amenity site.

Phase 2 will be developed as single-family detached residential lots, townhomes and paired villas. The total number of lots is currently planned to be approximately 501 units.

Phase 3 will be the 25 acre multifamily development. The total number of multifamily units is currently planned to be approximately 231.

The District has been established in accordance with applicable Florida Statutes as a Community Development District which is a local unit of special-purpose government. Exhibit D provides a Metes & Bounds Boundary Description of the District. The lands within the District are presently intended for development to be known as Strazzera Development (the "Community"). The majority of all construction and development activities associated with the Community are wholly contained within or contiguous to the limits established for the District.

There are three types of offsite improvements associated with the District:

1. The construction along Ibis Street, including southbound to westbound turn lanes at the north, central and south access points.
2. Construction of force mains and master pump station.
3. Reclaimed water lines to provide irrigation.
4. Domestic water mains to provide a redundant looped water system to provide both water quantity and water quality.

These improvements are in the benefit of the District and the public and are required for development. The offsite road improvements will ultimately be owned and maintained by Sarasota County. The construction of force mains and master pump station will be ultimately owned by the Sarasota County.

The District is governed by a Board of Supervisors consisting of five (5) members. The Board of Supervisors are as follows. Their terms, powers and duties are as described in Chapter 190, Florida Statutes:

- a) Priscilla Heim
- b) Kris Watts
- c) Dale Weidemiller
- d) Pete Williams
- e) John Blakley

Management of the District is currently performed on a contractual basis by Wrathell, Hunt and Associates, LLC (the "District Manager"). Vogler Ashton, PLLC, currently serves as District Counsel (the "District Counsel"). AM Engineering, LLC is currently the District Engineer (the "District Engineer"). The District Manager oversees the operation and maintenance of the District, as supervised by the Board of Supervisors.

PURPOSE AND SCOPE

The District was established for the purpose of financing or acquiring, constructing, maintaining and operating all or a portion of the infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the infrastructure improvements necessary for development activities as well as to be financed and/or acquired by the District. The District will finance, acquire and/or construct, operate, and maintain a portion of the infrastructure improvements that are needed to serve the Community and allocate the costs for these infrastructure improvements to the property owners within the District. Flagship National Property Group, LLC is currently the owner of all the lands within the District, ("Owner"). Some infrastructure improvements may be completed by the Owner that may be acquired by the District with proceeds of bonds issued by the District. The District may also accept the assignment of partially completed infrastructure improvement contracts from the Owner with proceeds of funds provided by a

construction funding agreement between the District and the Owner and/or from bonds issued by the District. The Owner will finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the District. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the lands within the District as required by Sarasota County. This Engineer's Report reflects the District's present intentions. The implementation and completion of the Capital Improvement Program ("CIP") outlined in this Report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements. Cost estimates contained in this Report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

LAND USE

As stated previously, the District consists of 426.1 acres, more or less. The potential land uses within the District consist of the single-family residential sites, multi-family sites, conservation areas, jurisdictional wetlands, wetland buffers, stormwater management areas, parks, and recreational and other amenity facilities.

GOVERNMENTAL ACTIONS

The property was rezoned by Sarasota County on December 07, 2021 under Ordinance No. 2021-072. The rezone from OUE-1 to Village Planned Development (VPD) allows for up to 1,021 residential units.

Applications for development permits and approvals will need to be processed for the appropriate federal, state and/or county governmental agencies consistent with respective regulations. A list of the significant approvals that are required is shown below and a status summary is shown in Exhibit F.

The following permits are required for the District:

- **Sarasota County**
 - Rezone – Ordinance 2021-072
 - Neighborhood Plan Approval-status: under County review
 - Master Stormwater Management-status: under County review

- Utility Plan Approval-plans not yet complete
- Concurrent Site Development/Construction Plan Approval from Sarasota County-plans not yet complete
- Final Plat Approval-Final plat not yet complete
- **Florida Department of Environmental Protection (implemented by Sarasota County Utilities)**
 - Permit to Construct Water Distribution Systems
 - Permit to Construct Wastewater Collection Systems
- **Southwest Florida Water Management District**
 - Environmental Resource-plans not yet complete
- **Army Corps of Engineers:**
 - Nationwide
 - US Fish & Wildlife Service

Compliance with the Rezone Conditions of Approval and permitting requirements is currently being accomplished. It is AM Engineering, LLC's opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development.

INFRASTRUCTURE BENEFIT

The project includes the construction of two types of public benefits. These proposed infrastructure improvements include:

1. Project-wide public benefits; and
2. Incidental public benefits.

The project-wide public benefits are provided by infrastructure improvements that serve all residents in the District. These public infrastructure improvements include: amenities, entry monuments, landscaping, streetlights, gates, offsite roadway improvements, wastewater, potable water, reclaimed water and irrigation systems, underground electrical systems, and stormwater management improvements.

Incidental public benefits include those benefits to the general public who do not necessarily reside within the District.

The proposed infrastructure improvements identified in this Report to be funded by the District are intended to provide specific benefit to the assessable real property within the boundaries of the District. The construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the assessable property intended for development and use. As noted, the District may construct, acquire, own operate and/or maintain all or any portion of the proposed infrastructure. As also noted earlier, the Owner will construct or cause to be constructed the infrastructure not constructed by the District.

The District will operate and maintain the infrastructure improvements as noted in Table 1.

CAPITAL IMPROVEMENT PROGRAM

The District's Capital Improvement Program ("CIP") includes infrastructure improvements that will provide special benefit to all lands within the District. Said improvements include earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities. District improvements also include landscaping, street lighting, entry monuments and gates. The costs for engineering survey, design and inspection of these elements, other professional services associated with design and construction, permitting, as well as costs for legal and engineering services associated with administering some aspects of the CIP, have been included.

As mentioned, the District will finance, acquire operate, and/or maintain a portion of the infrastructure improvements that are needed to serve the development. The District may acquire some infrastructure improvements that have been completed and may also accept the assignment of partially completed infrastructure improvement contracts from the Owner. The Owner will finance and construct the balance of the infrastructure improvements needed for development of the lands within the District that is not financed by the District.

The current plan of development is to develop both single-family detached units, attached units and multifamily units. Currently a total of approximately 917 residential units are being planned for phased development within the District. Phasing of the CIP will be based on market conditions, development phasing and the requirements for roadway improvements.

The estimated total cost of the CIP is \$67,275,000.00. Refer to Exhibit G for a summary of the costs by infrastructure category and phase for the CIP.

ROADWAYS

District Funded Offsite Roadways:

The Transportation Impact Analysis required by Sarasota County requires certain off-site roadway improvements to be completed as a condition of development of the Community. The District will fund these offsite improvements.

The current plan of development requires the following offsite transportation improvements; the costs of which are included in the estimated project costs in Exhibit G.

- Ibis Street
- Turn lanes on Ibis Street

District Funded Internal Roadways:

The design of roadways within the District will comply with Sarasota County's code requirements. Based on the current plan of development, the District will fund and construct undivided 2-lane roads providing access to the residential units and amenities. When completed, the District will own, operate and/or maintain the roadways within the District.

UTILITIES

The District will fund and construct the potable water distribution system, the wastewater collection and transmission system, the reclaimed water distribution systems, and the irrigation water systems.

Potable Water and Reclaimed

The District is within Sarasota County Service Area for the provision of potable water and reclaimed water. When these utilities are completed by the district, Sarasota County will then own, operate and maintain the public potable water distribution system and reclaimed water supply systems.

Sewer

The District is within Sarasota County Service Area for the provision of sewer service. When these utilities are completed by the district, Sarasota County will then own, operate and maintain the public wastewater collection system.

Underground Electrical System

The underground electrical system will be privately funded. FP&L will own, operate, and maintain the underground electrical system.

STORMWATER MANAGEMENT SYSTEM

Sarasota County and the Southwest Florida Water Management District ("SWFWMD") regulate the design criteria for the stormwater management system within the District. The District lies within the Little Sarasota Bay Watershed within the South Creek Drainage Basin. The pre-development site runoff and water management criteria have been established by Sarasota County and SWFWMD.

The stormwater management system for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District based on regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions are a requirement of more than one regulatory agency and are an integral part of the infrastructure improvements constructed with development projects.
6. To preserve the function of the floodplain storage during the 100-year storm event.

The stormwater management system provides a system for the District that optimizes the drainage, collection, treatment and attenuation of stormwater runoff.

The District will fund, construct, acquire, operate and/or maintain the stormwater management system.

The stormwater collection and outfall systems will be a combination of site grading, earthwork including stabilization, curb inlets, pipe culverts, control structures, open waterways and wetland conservation areas. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures.

LANDSCAPE AND HARDSCAPE

Internal roads and some parks and open space will be irrigated and landscaped. Walls, berms or fencing with or without landscaping will provide buffering in accordance with Sarasota County regulatory requirements. The District will fund and construct the landscaping along the roads, the open space or park areas, retaining walls, buffer walls, fencing and landscape buffers within the District's boundary. The District will be responsible for operation and maintenance of these items.

Master development and village signage and monumentation will also be funded and constructed by the District and maintained by the District.

RECREATIONAL FACILITIES

The District will fund and construct the amenity center within the Development, including certain recreational facilities and other passive recreational features. The recreational components will generally be within District open space, parks and other public areas. The District will operate and maintain the recreational facilities.

PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, additional requirements of governmental agencies, market conditions, and other unknown factors that may occur throughout the course of development and construction of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below in the table.

Table 1: Ownership and Maintenance

<u>Proposed Infrastructure</u>	<u>Funding</u>	<u>Ownership</u>	<u>Maintenance</u>
Potable Water	CDD	COUNTY	COUNTY
Sewer	CDD	COUNTY	COUNTY
Reclaim	CDD	COUNTY	COUNTY
Excavation of Ponds	CDD	CDD	CDD
Drainage System including curb	CDD	CDD	CDD
Offsite Public Roads (outside of gates)	CDD	COUNTY	COUNTY
Offsite public utilities	CDD	COUNTY	COUNTY
Street Lights	CDD	CDD	CDD
Landscaping	CDD	CDD	CDD
Amenities	CDD	CDD	CDD
Gates	CDD	CDD	CDD
Roads	CDD	CDD	CDD
Electrical	PRIVATE	FP&L	FP&L

PROJECT COSTS

The estimated District Funded total cost of the CIP is \$67,275,000.00. Refer to Exhibit G for a summary of the costs by infrastructure category for the CIP.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by Sarasota County. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The permits and regulatory approvals identified in this Report are sufficient for the completion of the CIP as described in the development plans. The platting, design and permitting for the development are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this Report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, and developing construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure

improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

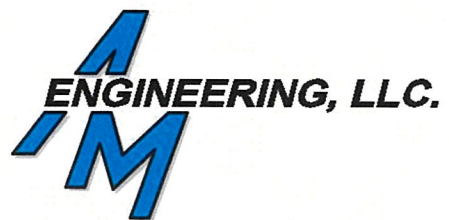
The total construction cost estimate for the infrastructure that has been developed in this Report is only an estimate and not a guaranteed maximum price. The estimated cost is based on recent cost information concerning construction and professional services for similar developments in this area of the County applied to the current plan of development. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on any proposed bonds, the District should also levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District owned improvements.

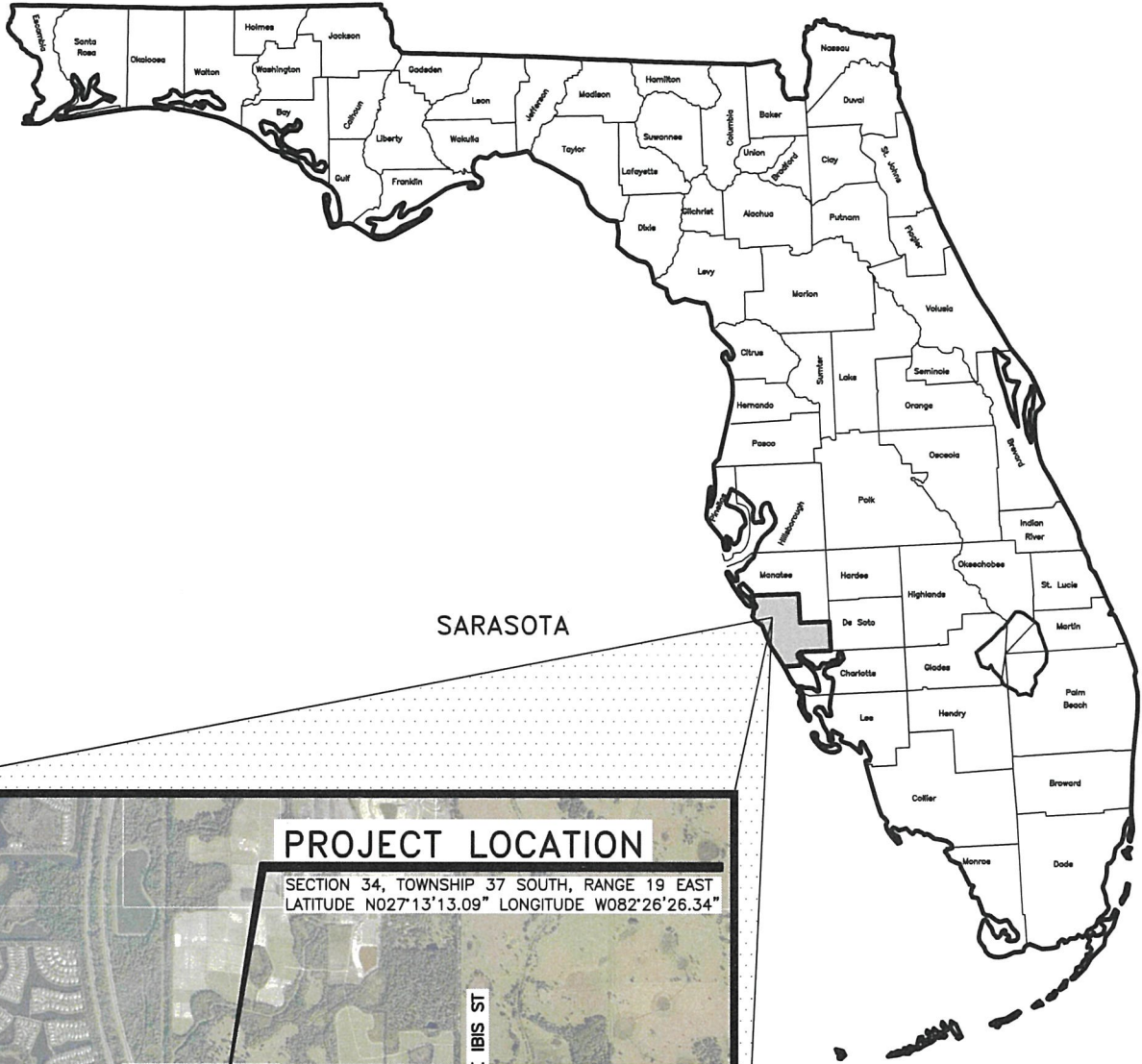
D. Shawn Leins, P.E

Lakes or Sarasota Community Development District 2 Engineer FL Registration No.: 41078

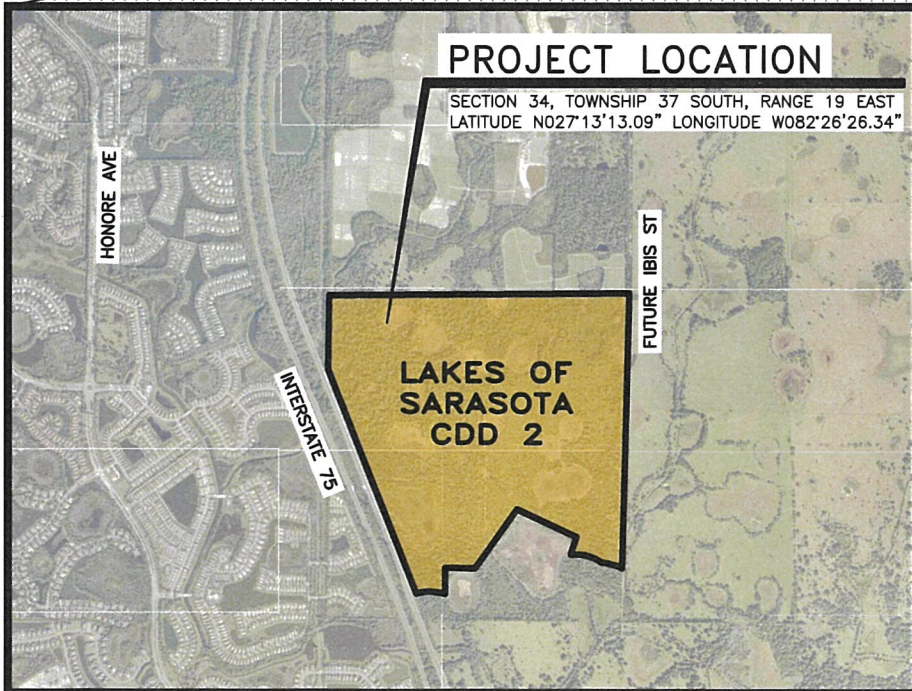
EXHIBIT A



FLORIDA



SARASOTA



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Civil Engineering | Land Surveying



8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-9178 | www.amengllc.com
 CA #33105 | LB #4334

VICINITY MAP

Lakes of Sarasota CDD 2 | Sarasota, Florida | April 2022

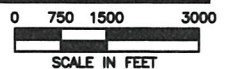
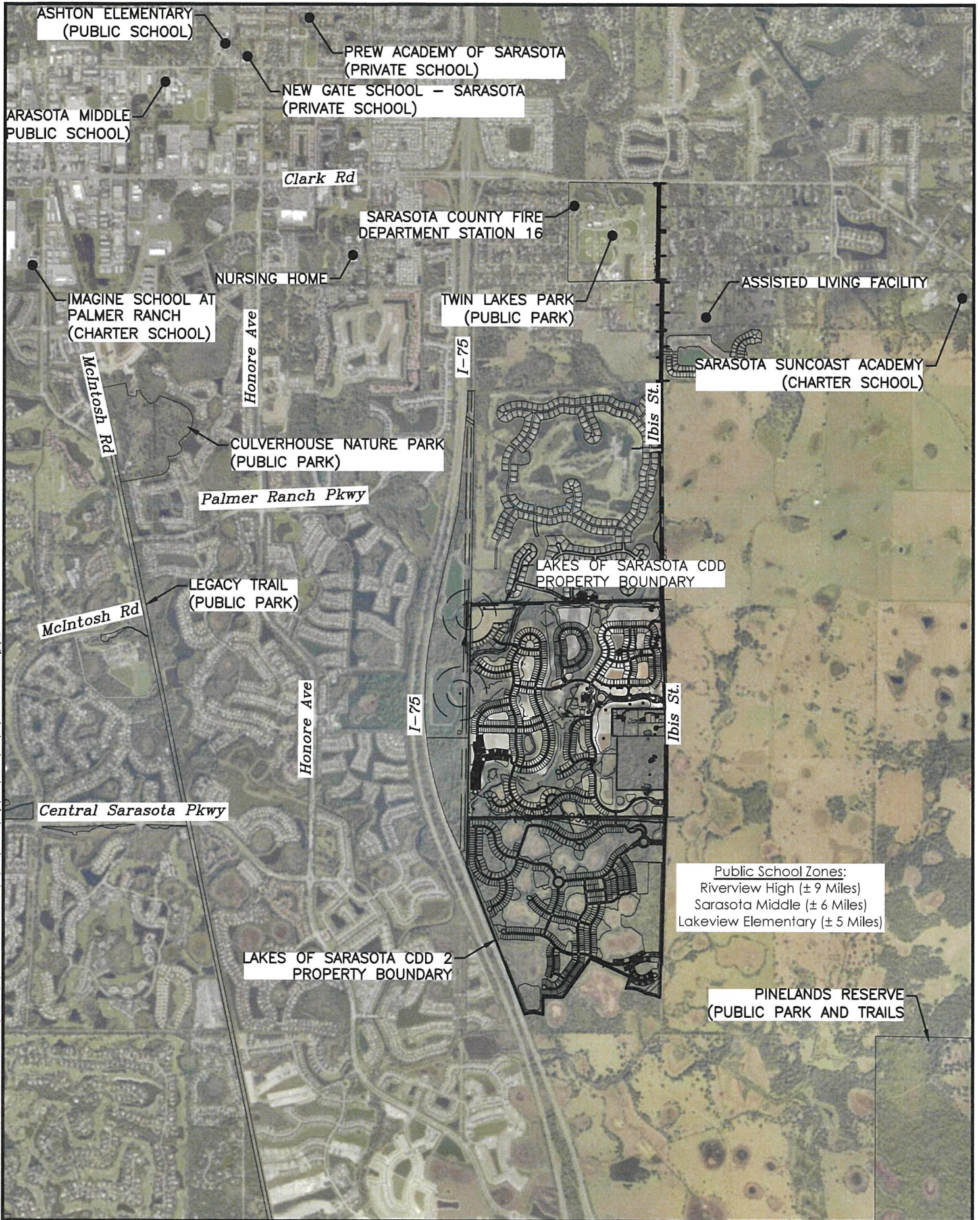


EXHIBIT B





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Public School Zones:
 Riverview High (± 9 Miles)
 Sarasota Middle (± 6 Miles)
 Lakeview Elementary (± 5 Miles)

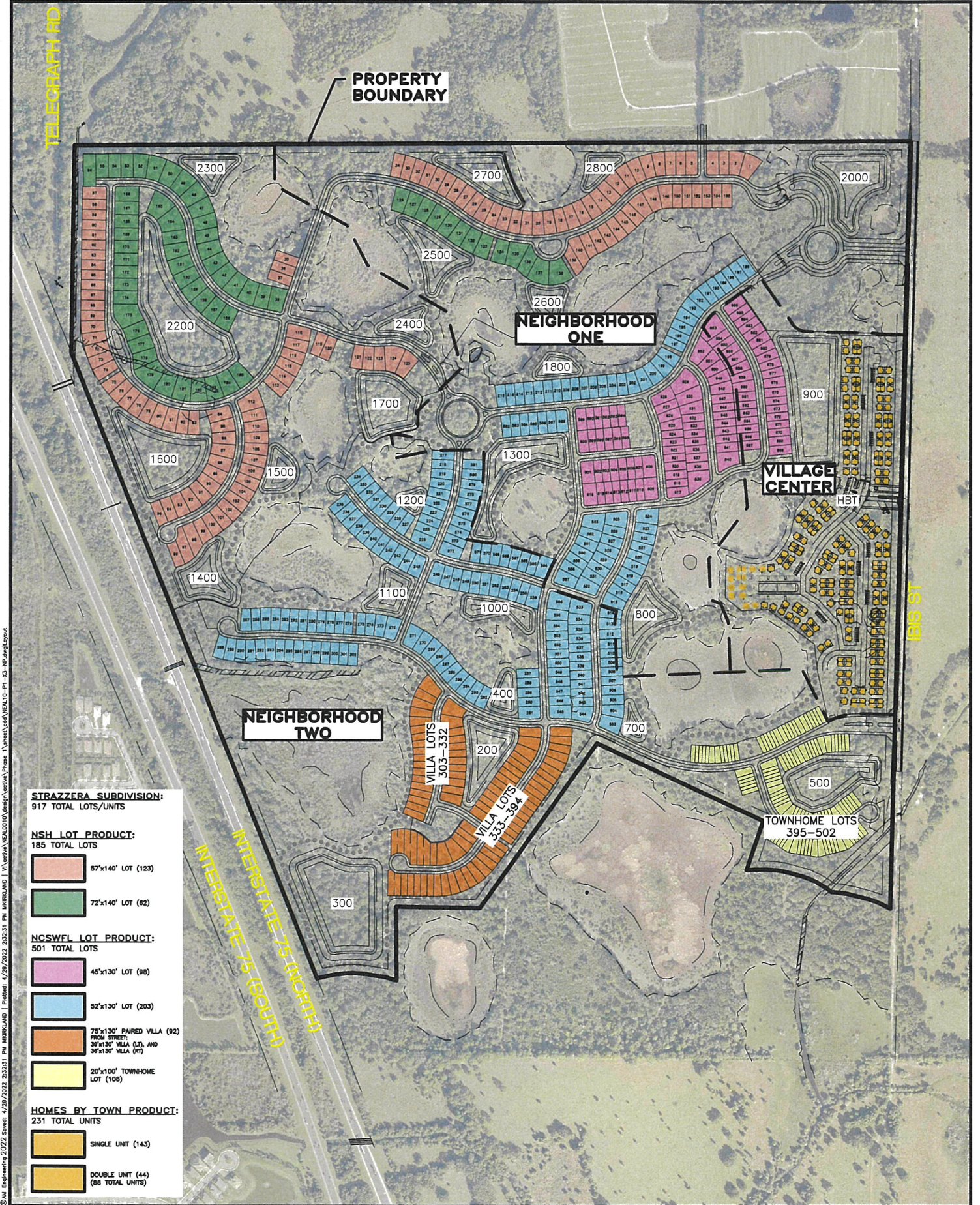
**LAKES OF SARASOTA CDD 2
 PROPERTY BOUNDARY**

**LAKES OF SARASOTA CDD
 PROPERTY BOUNDARY**

**PINELANDS RESERVE
 (PUBLIC PARK AND TRAILS)**

EXHIBIT C





STRAZZERA SUBDIVISION:
917 TOTAL LOTS/UNITS

NSH LOT PRODUCT:
185 TOTAL LOTS

- 57'x140' LOT (123)
- 72'x140' LOT (62)

NCSWL LOT PRODUCT:
501 TOTAL LOTS

- 45'x130' LOT (98)
- 52'x130' LOT (203)
- 75'x130' PAIRED VILLA (92)
FROM STREET:
30'x130' VILLA (L), AND
30'x130' VILLA (R)
- 20'x100' TOWNHOME
LOT (108)

HOMES BY TOWN PRODUCT:
231 TOTAL UNITS

- SINGLE UNIT (143)
- DOUBLE UNIT (44)
(88 TOTAL UNITS)

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Civil Engineering | Land Surveying

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Phone: (941) 377-9178 | www.amengll.com
CA #33105 | LB #4334

NEIGHBORHOOD PLAN

Lakes of Sarasota CDD 2 | Sarasota, Florida | April 2022

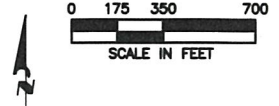
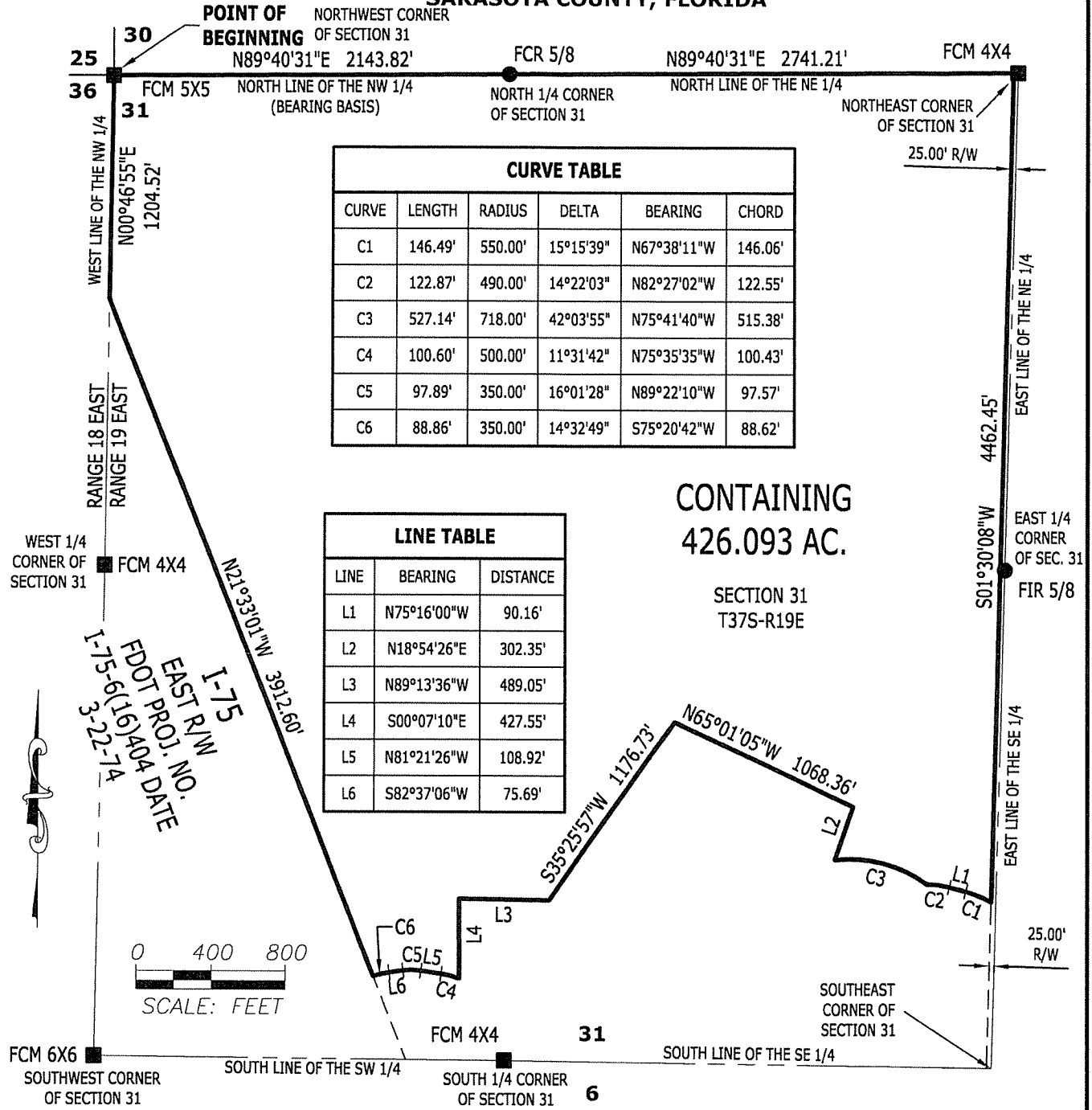


EXHIBIT D



THIS IS NOT A SURVEY

SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	146.49'	550.00'	15°15'39"	N67°38'11"W	146.06'
C2	122.87'	490.00'	14°22'03"	N82°27'02"W	122.55'
C3	527.14'	718.00'	42°03'55"	N75°41'40"W	515.38'
C4	100.60'	500.00'	11°31'42"	N75°35'35"W	100.43'
C5	97.89'	350.00'	16°01'28"	N89°22'10"W	97.57'
C6	88.86'	350.00'	14°32'49"	S75°20'42"W	88.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°16'00"W	90.16'
L2	N18°54'26"E	302.35'
L3	N89°13'36"W	489.05'
L4	S00°07'10"E	427.55'
L5	N81°21'26"W	108.92'
L6	S82°37'06"W	75.69'

CONTAINING
426.093 AC.

SECTION 31
T37S-R19E

WEST 1/4
CORNER OF
SECTION 31

1-75-6(16)404 DATE
3-22-74
EAST R/W
FDOT PROJ. NO.
N21°33'01"W 3912.60'



FCM 6X6
SOUTHWEST CORNER
OF SECTION 31

SOUTH LINE OF THE SW 1/4

FCM 4X4
SOUTH 1/4 CORNER
OF SECTION 31

SOUTH LINE OF THE SE 1/4

SOUTHEAST
CORNER OF
SECTION 31

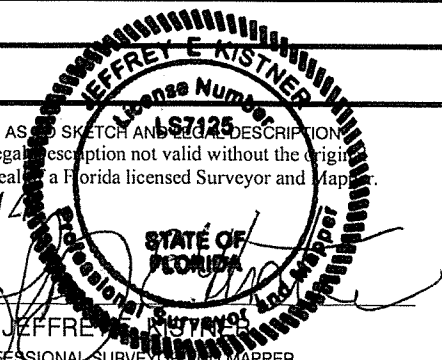
NEAL COMMUNITIES

PARCEL CONTAINING 426.093 ACRES

SCALE 1"=800'	DATE 2021-01-14	JOB No. 00040-2018-0137-00		
DRAWN JEK	CHECKED JEK	SECTION 31	TOWNSHIP 37S	RANGE 19E

CERTIFIED AS A SKETCH AND LEGAL DESCRIPTION
Sketch and Legal description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper

2021-01-14



JEFFREY E. KISTNER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS7125
CERTIFICATE OF AUTHORIZATION No. LB 2610



2930 University Parkway
Sarasota, Florida 34243
Phone: (941) 358-6500
www.Ardurra.com
License #2610

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION (ARDURRA GROUP, INC)

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE THE FOLLOWING 2 (TWO) COURSES ALONG THE NORTH LINE OF SAID SECTION 31, 1. NORTH 89°40'31" EAST, A DISTANCE OF 2,143.82 FEET; 2. NORTH 89°40'31" EAST A DISTANCE OF 2,741.21 FEET TO A LINE LYING 25.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 31; THENCE ALONG SAID LINE, SOUTH 01°30'08" WEST, A DISTANCE OF 4,462.45 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE LEAVING SAID LINE, WESTERLY 146.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 15°15'39", AND A CHORD BEARING AND DISTANCE OF NORTH 67°38'11" WEST 146.06 FEET; THENCE NORTH 75°16'00" WEST, A DISTANCE OF 90.16 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 122.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 14°22'03", AND A CHORD BEARING AND DISTANCE OF NORTH 82°27'02" WEST 122.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 527.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE OF 42°03'55", AND A CHORD BEARING AND DISTANCE OF NORTH 75°41'40" WEST 515.38 FEET; THENCE NORTH 18°54'26" EAST, A DISTANCE OF 302.35 FEET; THENCE NORTH 65°01'05" WEST, A DISTANCE OF 1,068.36 FEET; THENCE SOUTH 35°25'57" WEST, A DISTANCE OF 1,176.73 FEET; THENCE NORTH 89°13'36" WEST, A DISTANCE OF 489.05 FEET; THENCE SOUTH 00°07'10" EAST, A DISTANCE OF 427.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 100.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°31'42", AND A CHORD BEARING AND DISTANCE OF NORTH 75°35'35" WEST 100.43 FEET; THENCE NORTH 81°21'26" WEST, A DISTANCE OF 108.92 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 97.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 16°01'28", AND A CHORD BEARING AND DISTANCE OF NORTH 89°22'10" WEST 97.57 FEET; THENCE SOUTH 82°37'06" WEST, A DISTANCE OF 75.69 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 88.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 14°32'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°20'42" WEST 88.62 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 75, ACCORDING TO FDOT PROJECT NO. I-75-6(16)404, DATED 3-22-1974; THENCE NORTH 21°33'01" WEST, ALONG SAID EAST LINE A DISTANCE OF 3,912.60 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00°46'55" EAST, ALONG SAID WEST LINE A DISTANCE OF 1,204.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 426.093 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, BEING NORTH 89°40'31" EAST , AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

NEAL COMMUNITIES

PARCEL CONTAINING 426.093 ACRES



2930 University Parkway
Sarasota, Florida 34243
Phone: (941) 358-6500
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License #2610

Z:\SURVEY\00040\2018\0137\Production\Drawings\Revised Area A - Sketch & Legal.dwg, January 14, 2021 9:45 AM, ARDURRA GROUP, Inc.

EXHIBIT E



2021 DEC -9 AM 9:55

ORDINANCE NO. 2021-072

KAREN E. PUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP, AS PART OF CHAPTER 124 OF THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING MAP; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

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

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

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 20-12, requesting rezoning of the property described herein.
2. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Chapter 124 of the Sarasota County Code (hereinafter "the Unified Development Code"), and has considered the information received at said public hearing.
3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
4. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 4 of this Ordinance, adequate levels of service are anticipated to be available.

SECTION 2. Amendment of the Zoning Ordinance. The Official Zoning Map, adopted under Article 6 of the Unified Development Code, is hereby amended by changing the zoning district classification for approximately 426 acres from OUE-1 to VPD district with stipulations for the following described property located in Sarasota County, Florida:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE THE FOLLOWING 2 (TWO) COURSES ALONG THE NORTH LINE OF SAID SECTION 31, 1. NORTH 89°40'31" EAST, A DISTANCE OF 2,143.82 FEET; 2. NORTH 89°40'31" EAST A DISTANCE OF 2,741.21 FEET TO A LINE LYING 25.00

FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 31; THENCE ALONG SAID LINE, SOUTH 01°30'08" WEST, A DISTANCE OF 4,462.45 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE LEAVING SAID LINE, WESTERLY 146.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 15°15'39", AND A CHORD BEARING AND DISTANCE OF NORTH 67°38'11" WEST 146.06 FEET; THENCE NORTH 75°16'00" WEST, A DISTANCE OF 90.16 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 122.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 14°22'03", AND A CHORD BEARING AND DISTANCE OF NORTH 82°27'02" WEST 122.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 527.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE OF 42°03'55", AND A CHORD BEARING AND DISTANCE OF NORTH 75°41'40" WEST 515.38 FEET; THENCE NORTH 18°54'26" EAST, A DISTANCE OF 302.35 FEET; THENCE NORTH 65°01'05" WEST, A DISTANCE OF 1,068.36 FEET; THENCE SOUTH 35°25'57" WEST, A DISTANCE OF 1,176.73 FEET; THENCE NORTH 89°13'36" WEST, A DISTANCE OF 489.05 FEET; THENCE SOUTH 00°07'10" EAST, A DISTANCE OF 427.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 100.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°31'42", AND A CHORD BEARING AND DISTANCE OF NORTH 75°35'35" WEST 100.43 FEET; THENCE NORTH 81°21'26" WEST, A DISTANCE OF 108.92 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 97.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 16°01'28", AND A CHORD BEARING AND DISTANCE OF NORTH 89°22'10" WEST 97.57 FEET; THENCE SOUTH 82°37'06" WEST, A DISTANCE OF 75.69 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 88.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 14°32'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°20'42" WEST 88.62 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 75, ACCORDING TO FDOT PROJECT NO. I-75-6(16)404, DATED 3-22-1974; THENCE NORTH 21°33'01" WEST, ALONG SAID EAST LINE A DISTANCE OF 3,912.60 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00°46'55" EAST, ALONG SAID WEST LINE A DISTANCE OF 1,204.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 426.093 ACRES.

SECTION 3. Modifications. Pursuant to Article 14, Section 124-272(k)(5) of the Sarasota County Unified Development Code, the Board approves the following Planned District modifications:

1. **(Village Center) Modification to Article 14, Section 124-271(c)(3)b.** - A modification to the minimum requirement for Nonresidential development within the Village Center from 50,000 gross leasable square feet to zero square feet.
2. **(Village Center) Modification to Article 14, Section 124-271(c)(4)e.** - A modification to the requirement for land use mix within the Village Center for Commercial/Retail/Office uses from a minimum of 25% to a minimum of 0%.
3. **(Recording Conservation Easement) Modification to Article 14, Section 124-271(i)(3)b.** - A modification to the timing for recording of Open Space/Conservation easement from the final approval of the Master Land Use Plan and prior to the Construction Plan approval to the time of platting of the individual neighborhood/final subdivision platting.

4. **(Recording Conservation Easement) Modification to Article 14, Section 124-271(i)(3)b.** - A modification to the amount of acreage required with the initial easement from 1,000 acres to the acreage necessary to support the respective platted area.
5. **(Alternative Roadways Standards) Modification to Article 14, Section 124-271(h)(3)c.2.** - A modification to allow alternative Minimum Street Design Specifications as indicated in the design sections provided for Type A and Type C streets in the attached Map Series (in addition to those street design standards contained in the Unified Development Code 2050 Regulations). This modification does not relieve that applicant from the requirements for elements not included in the attached street sections.
6. **(Multi-Use Trails) Modification to Article 14, Section 124-271(h)(3)b.1.; 124-271(h)(3)b.3.ii.a); 124-271(h)(3)c.2. and Figure VOS-18)** - A modification from the multi-use trail location, pavement and width standards to those provided in Map H-1a - Mobility Plan; Map H-1b - Roadway Sections Types A & C; Map I-1a - Parks and Recreation Plan; and Map I-1b - Parks and Recreation Table.
7. **(Intersection Distances) Modification to Article 14, Section 124-271(h)(3)b.2(iii)d)** - A modification from the intersection separation maximum distances of 1,000 feet to those provided in Map H-1d - Blocks Greater Than 1000 Feet.
8. **(Side Lot Easements) Modification to Article 18, Section 124-310 Appendix B11 - Miscellaneous Plat Notes - Lot Line Easements** - A modification of the side lot line easements from five (5) feet to two and one half (2.5) feet when the following conditions are met:
 - a. The Owner shall demonstrate that the Subdivision Plan is designed so side lot swales will provide sufficient capacity to carry runoff from the highest storm event without overtopping. Calculations shall include sufficient rationale for each coefficient value used, a graphical representation of contributing area, a formal written statement with explanation of calculated conclusions, and be signed and sealed by a Professional Engineer currently licensed to practice in the State of Florida; and
 - b. The general midpoints of the lot are the elevation highpoints of the side yards and stormwater runoff is designed to split the discharge to both the front and rear of the lot, with no less than 40% to either side; and
 - c. No walkways or driveways or other paved surfaces shall be located in the side lot easement; and
 - d. There shall not be any encroachment of mechanical equipment pads and systems into the easement; and
 - e. Mechanical equipment pads and systems must maintain a minimum ten foot (10') separation from other mechanical equipment pads and systems; and
 - f. The recorded Deed Restrictions shall state that reduced easement areas shall be kept free of all accessory equipment, rooted trees, palms, shrubs or other landscaping.

9. **(Side Lot Easements) Modification to Article 13, Section 124-255(c)(4)b.** – Easements and rights-of-way - A modification of the side lot line easements from five (5) feet to two and one half (2.5) feet when the following conditions are met:
- a. The Owner shall demonstrate that the Subdivision Plan is designed so side lot swales will provide sufficient capacity to carry runoff from the highest storm event without overtopping. Calculations shall include sufficient rationale for each coefficient value used, a graphical representation of contributing area, a formal written statement with explanation of calculated conclusions, and be signed and sealed by a Professional Engineer currently licensed to practice in the State of Florida; and
 - b. The general midpoints of the lot are the elevation highpoints of the side yards and stormwater runoff is designed to split the discharge to both the front and rear of the lot, with no less than 40% to either side; and
 - c. No walkways or driveways or other paved surfaces shall be located in the side lot easement; and
 - d. There shall not be any encroachment of mechanical equipment pads and systems into the easement; and
 - e. Mechanical equipment pads and systems must maintain a minimum ten foot (10') separation from other mechanical equipment pads and systems; and
 - f. The recorded Deed Restrictions shall state that reduced easement areas shall be kept free of all accessory equipment, rooted trees, palms, shrubs or other landscaping.
10. **(Side Lot Line Easement) Modification to Article 6, Section 124-72(e)(4)f.** – A modification of the minimum side lot line setback easement in which mechanical equipment may be located from three (3) feet to two and one half (2.5) feet from the lot line. Mechanical equipment (accommodation is only applicable to pool equipment and HVAC equipment pads proposed in side yards) on adjacent lots must be staggered and separated by a minimum 10-foot longitudinal clearance from one another.
11. **(Rear Lot Easements) Modification to Article 13, Section 124-255(c)(4)b. and Article 18, Section 124-310 Appendix B11 - Miscellaneous Plat Notes - Lot Line Easements -** A modification of the width of the rear yard easement from eight (8) feet to five (5) feet.
12. **Restricted Access to Neighborhoods) Modification to Article 14, Section 124-271(c)(5)c** - A modification for any streets, other than an arterial or collector roads, which serve individual neighborhoods and are privately maintained may be restricted by gates or other security measures.
13. **(Greenbelt) Modification to Article 14, Section 124-271(j)(1)a.5.** - A modification to reduce the required 500 foot wide Greenbelt along the southern property line to the 50 foot width indicated on C-1a Master Land Use Plan.

SECTION 4. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the Owner or Owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property

described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Unified Development Code, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

Planning

1. Master Land Use Plan Map and Document Series - Development shall take place in substantial accordance with the binding "Master Land Use Plan Map and Document Series" attached hereto as Exhibit "A" The maximum number of units is 1,021. This does not imply or confer any variances from applicable County regulations. The Binding Master Land Use Plan includes the following maps/plans:
 - C-1a - Master Land Use Plan
 - C-1b – Master Development & Phasing Plan
 - C-1c – Residential Types and Site Statistics
 - C-1d – Residential Building Setbacks
 - C-3 – Master Development Plan
 - D-1a – Open Space Plan
 - (F1) DOCC Pre FLUCCS (F1) Habitat Map
 - (F2) DOCC Post FLUCCS (F2) Habitat, Wetland Enhancement & Impact Map
 - (F3) Pre FLUCCS Habitat Map
 - (F4) DOCC Post FLUCCS (F2) Habitat & Wildlife Corridor Map
 - (Prelim Grand Tree Survey) DOCC Post FLUCCS (F2) Habitat & Grand Tree Location Map
 - G-1 Pre-Development Drainage Plan
 - G-1A Pre-Development Drainage Data
 - G-2 Post-Development Drainage Plan
 - G-2A Post-Development Drainage Data
 - H-1a – Mobility Plan
 - H-1b – Blocks Greater than 1000 Feet;
 - I-1a – Parks and Recreation Plan (3 Pages)
 - Type A Street Typical Roadway Section
 - Type C Street Typical Roadway Section
 - Ibis Street Typical Roadway Section
 - Transfer of Development Rights Table

2. Transfer of Development Rights (TDRs) and Incentive Units – The minimum density for the subject property shall be 3 dwelling units per acre of Developed area or 631 units. The maximum number of units shall be 1,021. No Final Subdivision Plat or Site Development Plan may be approved unless the Owner has demonstrated that sufficient development rights are available to meet the number of units in a Final Subdivision Plat or Site Development Plan. The available units must be internal units provided by transferring from the subject property's on-site open space; TDR units transferred from an off -site sending zone or the County TDR Bank; or affordable housing incentive units provided consistent with Article 14 of the Unified Development Code. Each Final Subdivision Plat or Site Development Plan shall document the number and source of the units and the cumulative total of units within the subject property.

As indicated in the TDR Table attached as part of Exhibit "A", the subject site entitled to 0.29 units per acre of developed area (58 units) and an additional 336 units are transferred from the subject site open space (including 19 USB incentive units), for a total of 394 units. The additional 627 units required to reach the maximum of 1,021 units must be provided by TDR units transferred from an off-site sending zone or the County TDR Bank, or affordable housing incentive units.

No Final Subdivision Plat or Site Development Plan shall be approved unless the minimum number of TDRs required are secured through a contract to acquire units from the County TDR Bank, or secured by private transfer of TDRs approved by Sarasota County as meeting the requirements of Article 14 of the Unified Development Code.

3. Community/Affordable Housing – If affordable housing units are to be provided, prior to or concurrent with the approval for the first Neighborhood or Village Center Plan which includes Affordable Units, the Owner shall provide to the County an Affordable Housing Plan, as required by Section 124-271(c)(3)d.5 of the Unified Development Code.

As required by Section 124-271(c)(3)d.5 an annual monitoring report shall be submitted to the County by the owner or his/her successor regarding the affordable housing plan including the sale or rental of affordable units and their sale prices and rental rates.

4. Fiscal Neutrality - Development shall take place in substantial accordance with the Fiscal Neutrality Analysis and Plan dated January 14, 2021, by DPFPG, Inc., except as necessary to comply with the stipulations herein. The Fiscal Neutrality Plan is in accordance to the proposed development program identified in the Master Land Use Plan Series dated July 26, 2021, and attached hereto as Exhibit "A" (a maximum of 1,021 residential units). Any development in excess of these totals will require approval of a new or revised Fiscal Neutrality Plan. The Fiscal Neutrality Plan does not identify an Alternative Development Scenario. Any totals that deviate from the approved development program will require a new or revised Fiscal Neutrality Plan.
5. Open Space - Open space that is comprised of conserved or preserved native habitats shall be restricted by conservation easements. All other required open space shall be restricted through open space covenants. All such documents shall be in a form approved by the County Attorney.

Environmental Protection

6. With the first Neighborhood or Village Center Plan submittal, the Owner shall provide design details (cross-section, types of structures, signage, etc.) for measures to facilitate wildlife passage across road rights-of-way that cross the Wildlife Corridor as depicted on Map F-4 Wildlife Corridor Plan Map for review by the County during the Neighborhood Plan submittals.
7. Primitive trails within the native habitat Open Space areas shall be no wider than six feet and comprised of natural material or other permeable pathways (e.g., Flexipave). The

County and Owner shall field locate the primitive trails to avoid and minimize impacts within the native habitat.

Transportation

8. Prior to the Plat Approval of the 101st dwelling units for the subject parcel, the Owner shall construct a second fully-functional access point. This second access may be located at the southernmost access to Ibis Street or the cross-access to the adjacent northern parcel. The improvement shall be included in the construction plans for the development.
 9. Prior to Plat Approval of the 600th dwelling unit for the subject development, the Owner shall construct a third access point. The improvement shall be included in the construction plans for the development.
 10. Prior to or concurrent with the construction of the development's final construction phase, the Owner shall construct Ibis Street from the terminus of the roadway to the southernmost access point. The improvement shall be included in the construction plans for the development.
 11. Prior to or concurrent with the development of the subject parcel, the Owner shall construct a southbound to westbound right turn lane on Ibis Street at the development northernmost driveway access point. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual. The improvements shall be included in the construction plans for the development.
 12. Concurrent with the construction of the southernmost driveway access point, the Owner shall construct a southbound to westbound right turn lane on Ibis Street at the development southernmost driveway access point. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual. The improvements shall be included in the construction plans for the development.
 13. At such time the development meets the warrants for northbound to westbound left turn lanes on Ibis Street at any of the development's three access points, the Owner shall submit construction plans for the left turn lanes for review and approval. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual.
 14. At such time the development meets the warrants for a southbound to westbound right turn lane on Ibis Street at the development middle access point, the owner shall submit construction plans for the right turn lane for review and approval. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual.
-
15. The Multi-Use Trail (Co-located Improved Trail) shall be no less than 10-foot in width.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office, or the effective date of Ordinance No. 2018-006, including final resolution of any appeals, whichever is later.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 7th day of December, 2021.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA.



Chairman



ATTEST:

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

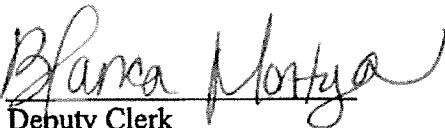
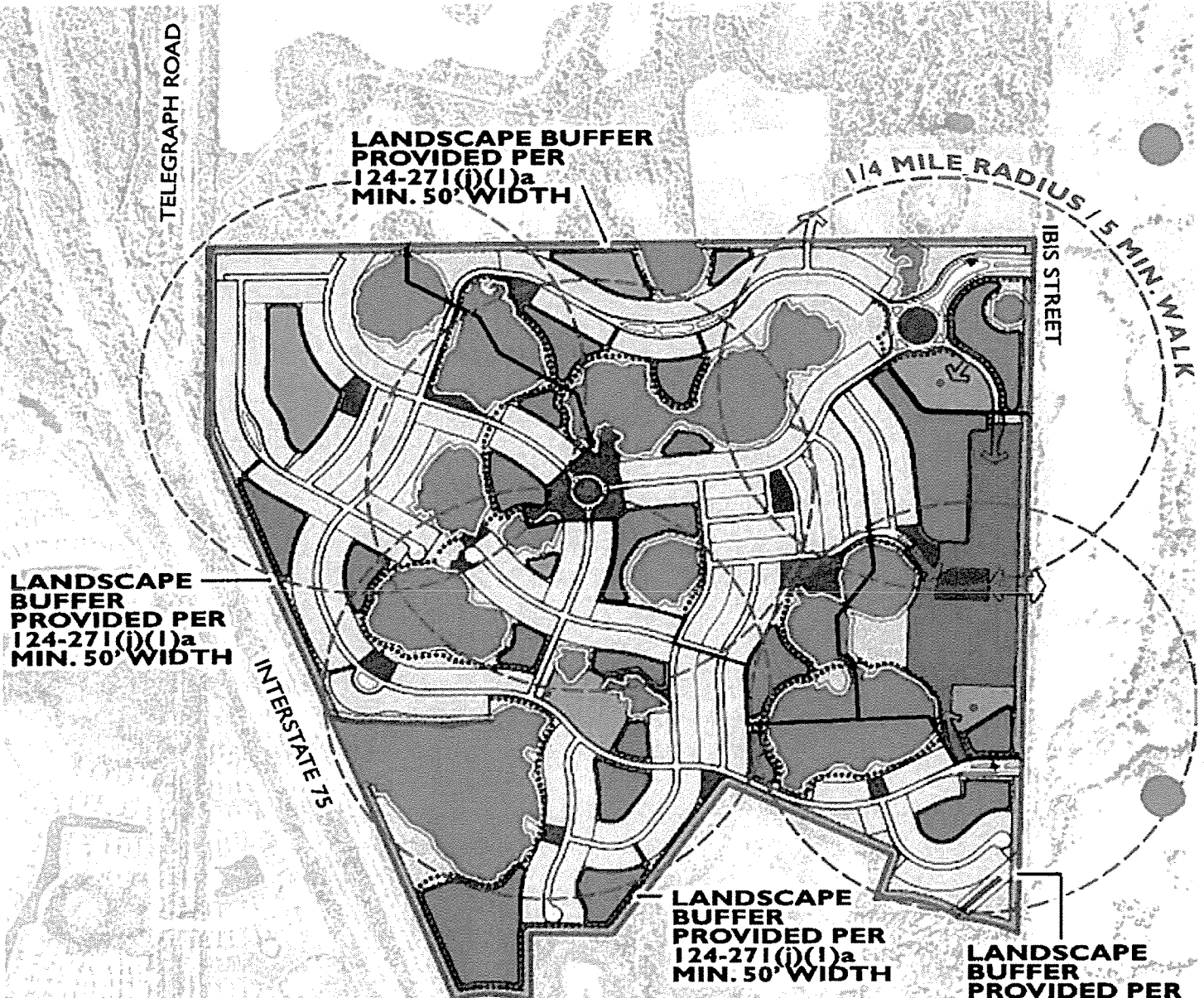
By: 
Deputy Clerk

EXHIBIT A – MASTER LAND USE PLAN MAP AND DOCUMENT SERIES

C-1a - Master Land Use Plan;
C-1b – Master Development & Phasing Plan;
C-1c – Residential Types and Site Statistics;
C-1d – Residential Building Setbacks;
C-3 – Master Development Plan
D-1a – Open Space Plan;
(F1) DOCC Pre FLUCCS (F1) Habitat Map
(F2) DOCC Post FLUCCS (F2) Habitat, Wetland Enhancement & Impact Map
(F3) Pre FLUCCS Habitat Map
(F4) DOCC Post FLUCCS (F2) Habitat & Wildlife Corridor Map
(Prelim Grand Tree Survey) DOCC Post FLUCCS (F2) Habitat & Grand Tree Location Map
G-1 Pre-Development Drainage Plan
G-1A Pre-Development Drainage Data
G-2 Post-Development Drainage Plan
G-2A Post-Development Drainage Data
H-1a – Mobility Plan;
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Type A Street Typical Roadway Section
Type C Street Typical Roadway Section
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Transfer of Development Rights Table.

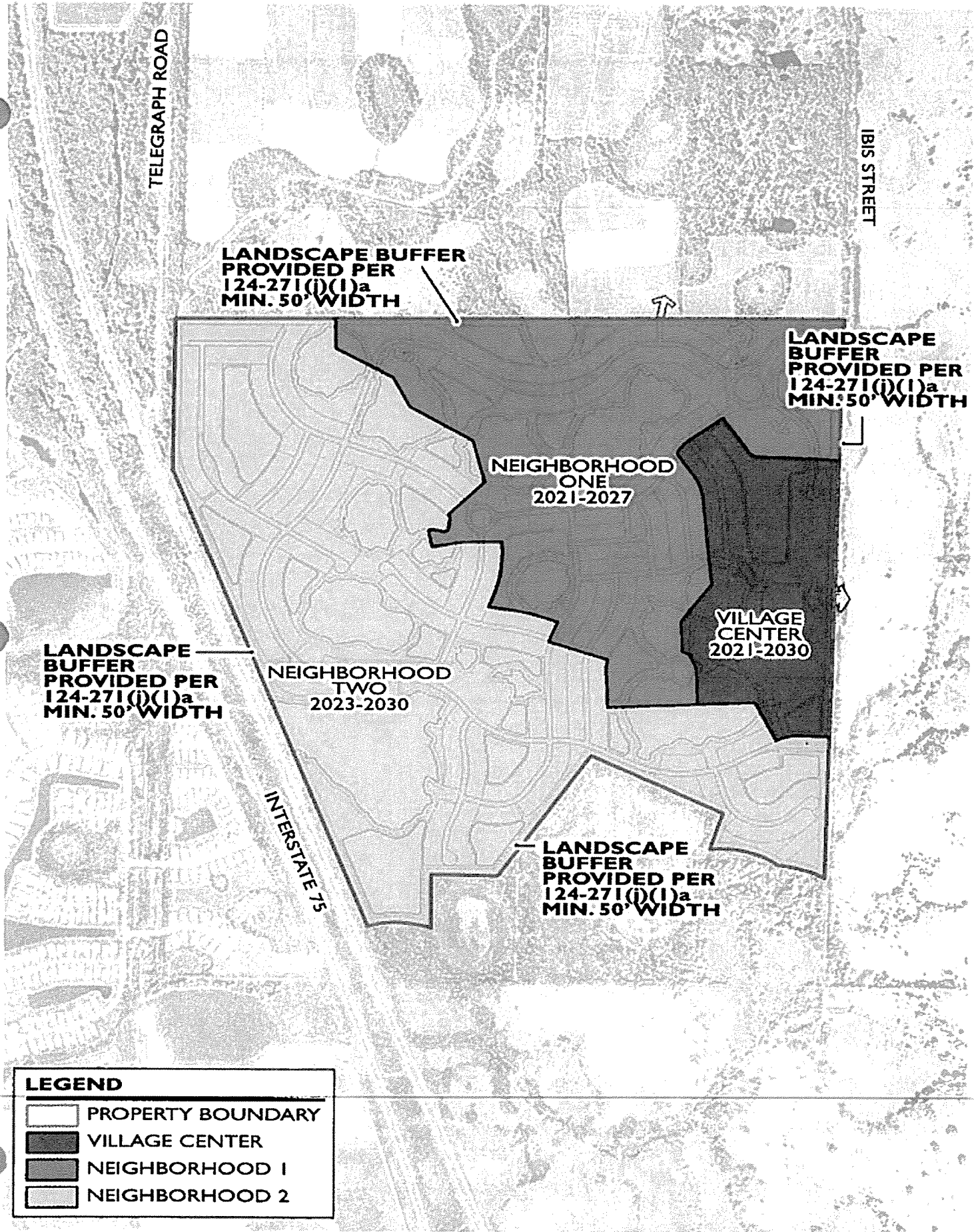


LEGEND

	PROPERTY BOUNDARY
	SINGLE FAMILY LOTS
	MULTI-FAMILY / ATTACHED
	AMENITY FACILITY
	INTERNAL OPEN SPACE
	RIGHT-OF-WAY
	STORMWATER/ PUBLICLY ACCESSIBLE LAKES
	CANAL/ OSW
	CONSERVATION
	BUFFER
	WETLAND
	NEIGHBORHOOD CENTER
	1/4 MILE, 5 MIN. WALK RADIUS
	PRIMITIVE TRAIL*
	CO-LOCATED/IMPROVED TRAIL

Greenbelt buffer to be located on adjacent property if that property is added to the approved village or is to be considered a future Village. Details to be identified (discussed) as part of Neighborhood Plan.

***UNLESS OTHERWISE INDICATED AND/OR APPROVED, ALL TRAILS EXCEPT CO-LOCATED TRAILS (I.E. SIDEWALK & TRAIL) ARE PRIMITIVE TRAILS**



LEGEND	
	PROPERTY BOUNDARY
	VILLAGE CENTER
	NEIGHBORHOOD 1
	NEIGHBORHOOD 2

STATISTICS

TOTAL SITE AREA: +/- 426.10 AC. (100%)
 DEVELOPMENT AREA: +/- 210.43 AC. (49.39%)
 OPEN SPACE AREA: +/- 215.67 AC. (50.61%)

NOTE: 50% MINIMUM PROPOSED PER ZONING REGULATIONS 11.2.3.3

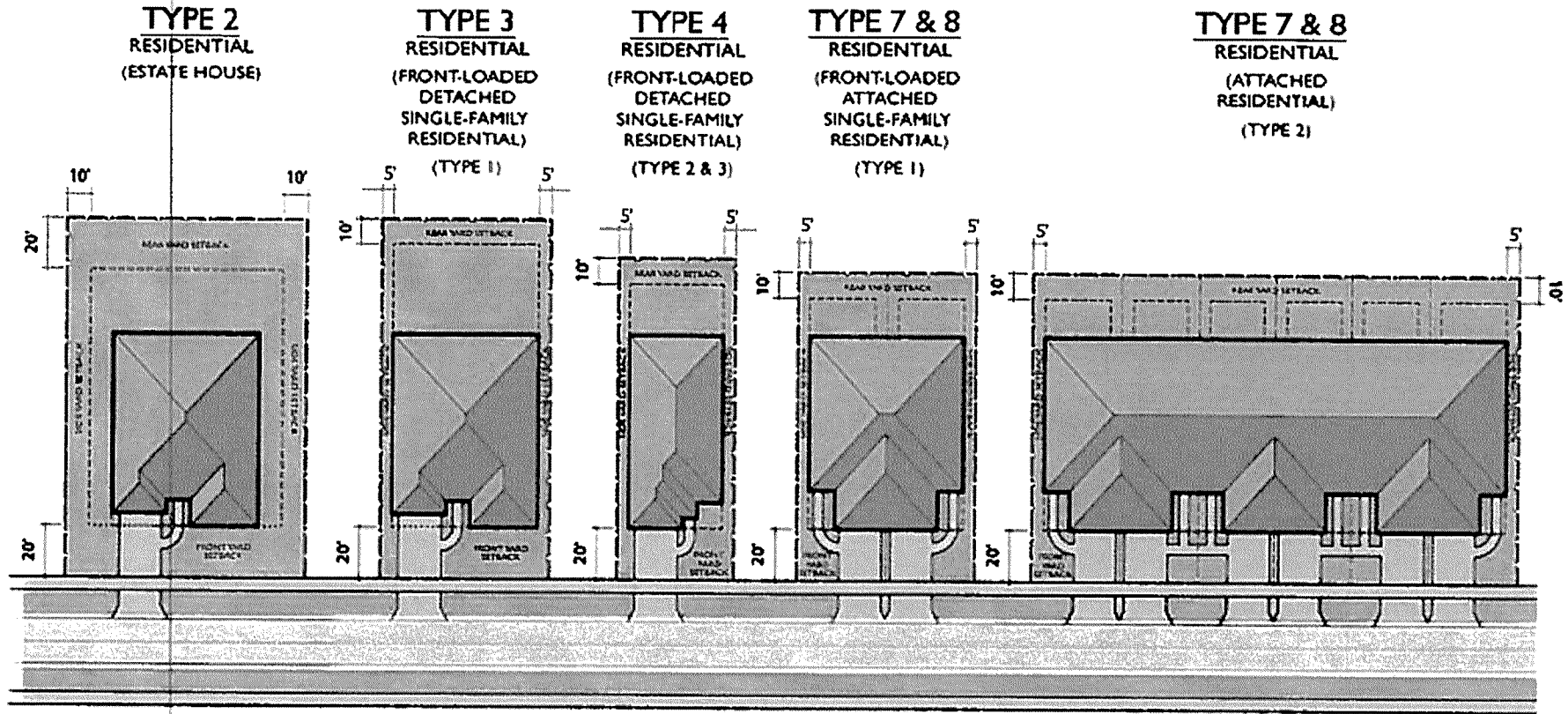
NEIGHBORHOOD 1: 140.34 AC.GROSS: 67.22 DEVELOPED
 VILLAGE CENTER: 50.26 AC.GROSS: 27.90 DEVELOPED
 NEIGHBORHOOD 2: 235.50 AC.GROSS: 115.31 DEVELOPED
 TOTAL DWELLING UNITS: 1021 UNITS

1. ALL ACREAGE SHOWN ARE APPROXIMATE
2. ADDITIONAL INFORMATION PROVIDED ON THE ATTACHED MAP SERIES

RESIDENTIAL TYPES

TYPE	NBH-1	NBH-2	VC*	TOTAL
1 ESTATE HOUSE				
2 FRONT-LOADED DETACHED SINGLE-FAMILY GREATER THAN 10,000 SF	1	1		2
3 FRONT-LOADED DETACHED SINGLE-FAMILY GREATER THAN 6,000 SF, LESS THAN 10,000 SF	209	280	20	509
4 FRONT-LOADED DETACHED SINGLE-FAMILY LESS THAN 6,000 SF	156	140	10	306
5 REAR-LOADED DETACHED SINGLE-FAMILY GREATER THAN 6,000 SF, LESS THAN 10,000 SF				
6 REAR-LOADED DETACHED SINGLE-FAMILY UP TO 6,000 SF				
7 ATTACHED RESIDENTIAL*	40	62		102
8 ATTACHED RESIDENTIAL 2 OR MORE STORIES*			102	102
9 MULTI-FAMILY*				
TOTAL	406	483	132	1021

*VILLAGE CENTER MAY ALLOW HOUSING TYPES PER ULDC 124-271(c)(3)d.4 AS MAY BE AMENDED.

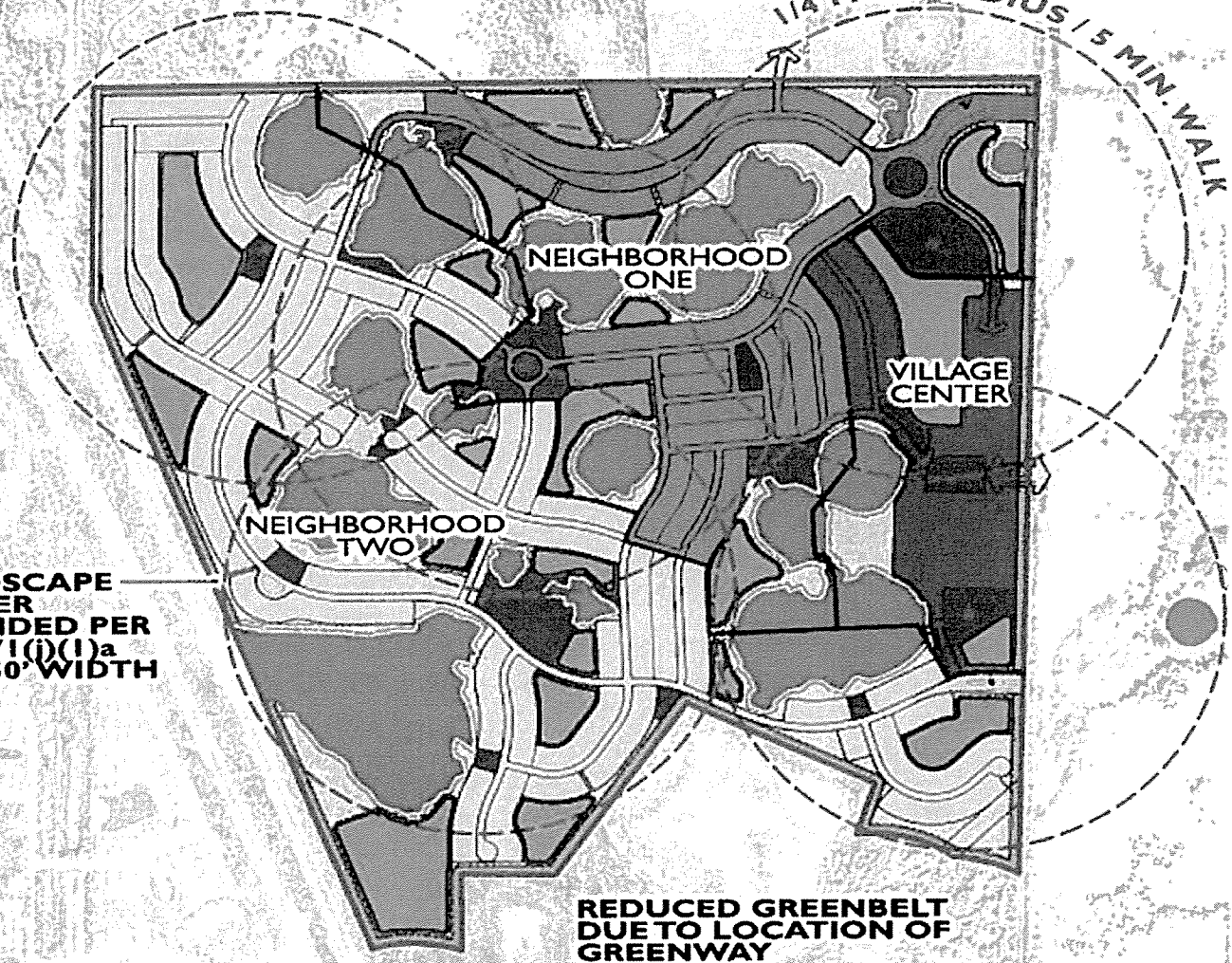


NOTES:

1. LOT DIMENSIONS, ALLEY WIDTH, AND SETBACKS AS SHOWN ARE MINIMUM DIMENSIONS. GREATER DIMENSIONS ARE PERMITTED.
2. AIR CONDITIONING EQUIPMENT, POOL PUMPS AND EQUIPMENT, AND THE LIKE SHALL BE PERMITTED UP TO 2' FROM PROPERTY LINE PER MODIFICATION (MODIFICATION#11) TO UDC 124-272(e)(4)(f)
3. CORNICES, VENEERS, ROOF OVERHANGS, OR OTHER NON-STRUCTURAL PROJECTIONS MAY EXTEND INTO SETBACKS.
4. STRUCTURES, DRIVEWAYS AND IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY; SPECIFIC DESIGN AND LOCATION WILL BE PROVIDED DURING THE BUILDING PERMIT STAGE.

IBIS STREET

1/4 MILE RADIUS / 5 MIN. WALK



LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

REDUCED GREENBELT DUE TO LOCATION OF GREENWAY

LEGEND	
	PROPERTY BOUNDARY
	VILLAGE CENTER
	NEIGHBORHOOD 1
	NEIGHBORHOOD 2
	INTERNAL OPEN SPACE
	WETLAND
	STORMWATER/ PUBLICLY ACCESSIBLE LAKES
	NEIGHBORHOOD CENTERS
	1/4 MILE, 5 MIN. WALK RADIUS
	BUFFER
	CONSERVATION AREA

NOTE: IBIS IS A 2-LANE MAJOR COLLECTOR. WHERE GREENBELT REDUCTION IS REQUESTED FROM 500 TO 50 FEET ALONG IBIS, REQUESTED 50 FEET TO BE INCREASED BY AMOUNT OF ADDITIONAL RIGHT-OF-WAY REQUIRED FOR MAJOR COLLECTOR.

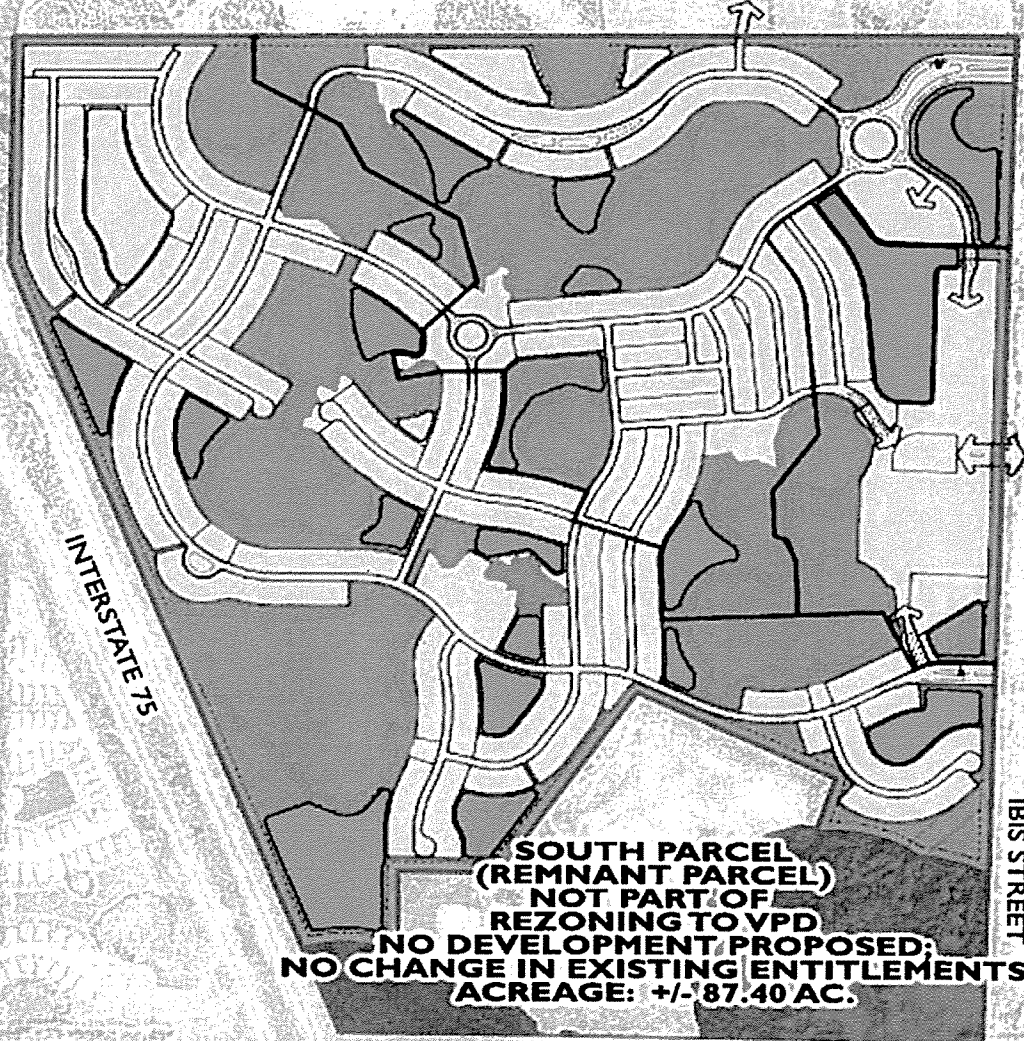
TELEGRAPH ROAD

STATISTICS

TOTAL SITE AREA: +/- 426.10 AC. (100%)
 DEVELOPMENT AREA: +/- 212.26 AC. (49.81%)
 OPEN SPACE AREA: +/- 213.84 AC. (50.19%)
 NOTE: 50% MINIMUM PROPOSED PER UDC 124-271(c)(3)c

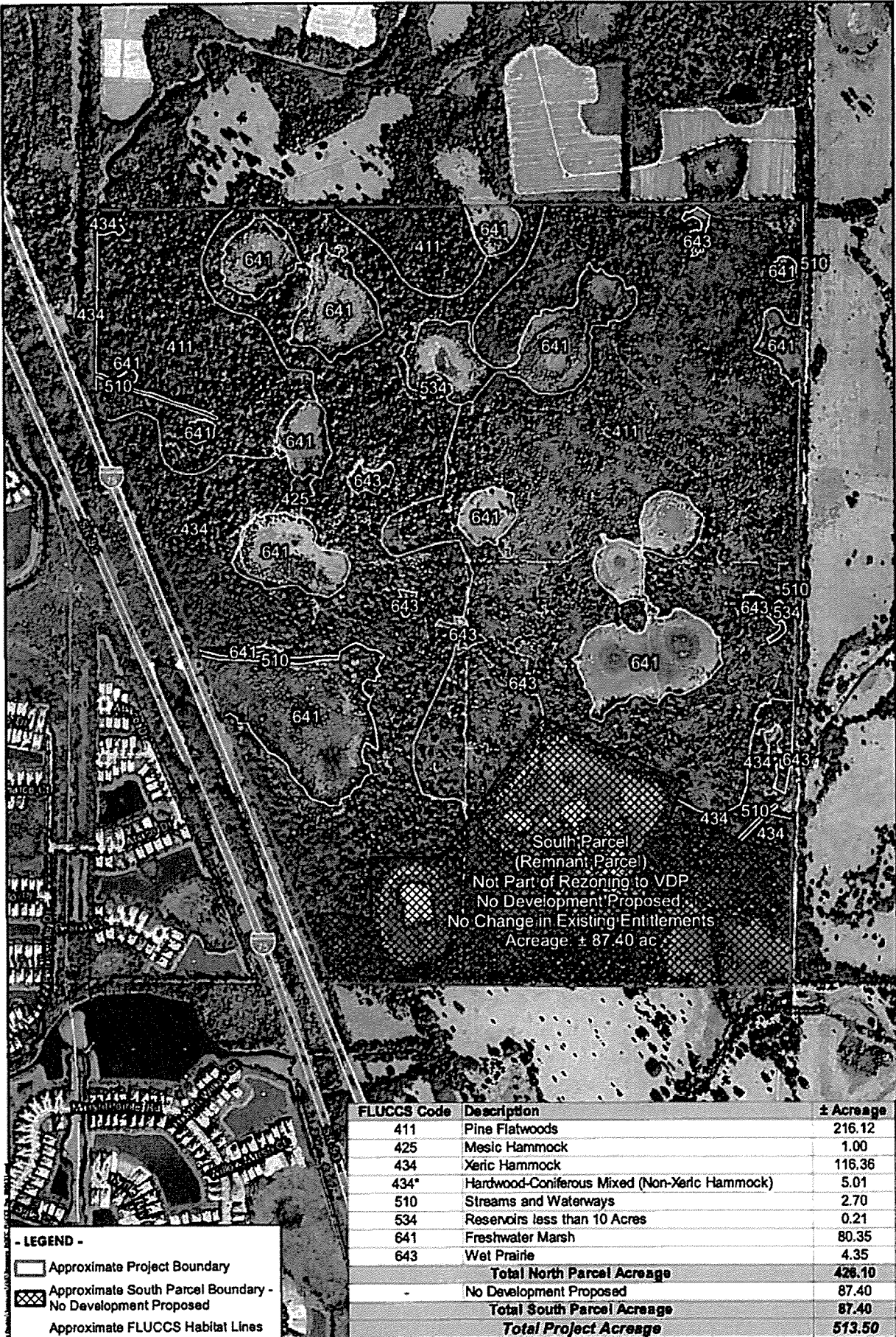
NEIGHBORHOOD 1: 140.39 AC.GROSS: 69.05 DEVELOPED
 VILLAGE CENTER: 50.26 AC.GROSS: 27.90 DEVELOPED
 NEIGHBORHOOD 2: 235.45 AC.GROSS: 115.31 DEVELOPED
 TOTAL DWELLING UNITS: 1021 UNITS

1. ALL ACREAGE SHOWN ARE APPROXIMATE
 2. ADDITIONAL INFORMATION PROVIDED ON THE ATTACHED MAP SERIES



LEGEND

- PROPERTY BOUNDARY
- DEVELOPED AREA
- OPEN SPACE
- GREENWAY



South Parcel
(Remnant Parcel)
Not Part of Rezoning to VDP
No Development Proposed
No Change in Existing Entitlements
Acreage: ± 87.40 ac

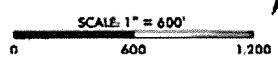
FLUCCS Code	Description	± Acreage
411	Pine Flatwoods	216.12
425	Mesic Hammock	1.00
434	Xeric Hammock	116.36
434*	Hardwood-Coniferous Mixed (Non-Xeric Hammock)	5.01
510	Streams and Waterways	2.70
534	Reservoirs less than 10 Acres	0.21
641	Freshwater Marsh	80.35
643	Wet Prairie	4.35
Total North Parcel Acreage		426.10
-	No Development Proposed	87.40
Total South Parcel Acreage		87.40
Total Project Acreage		513.50

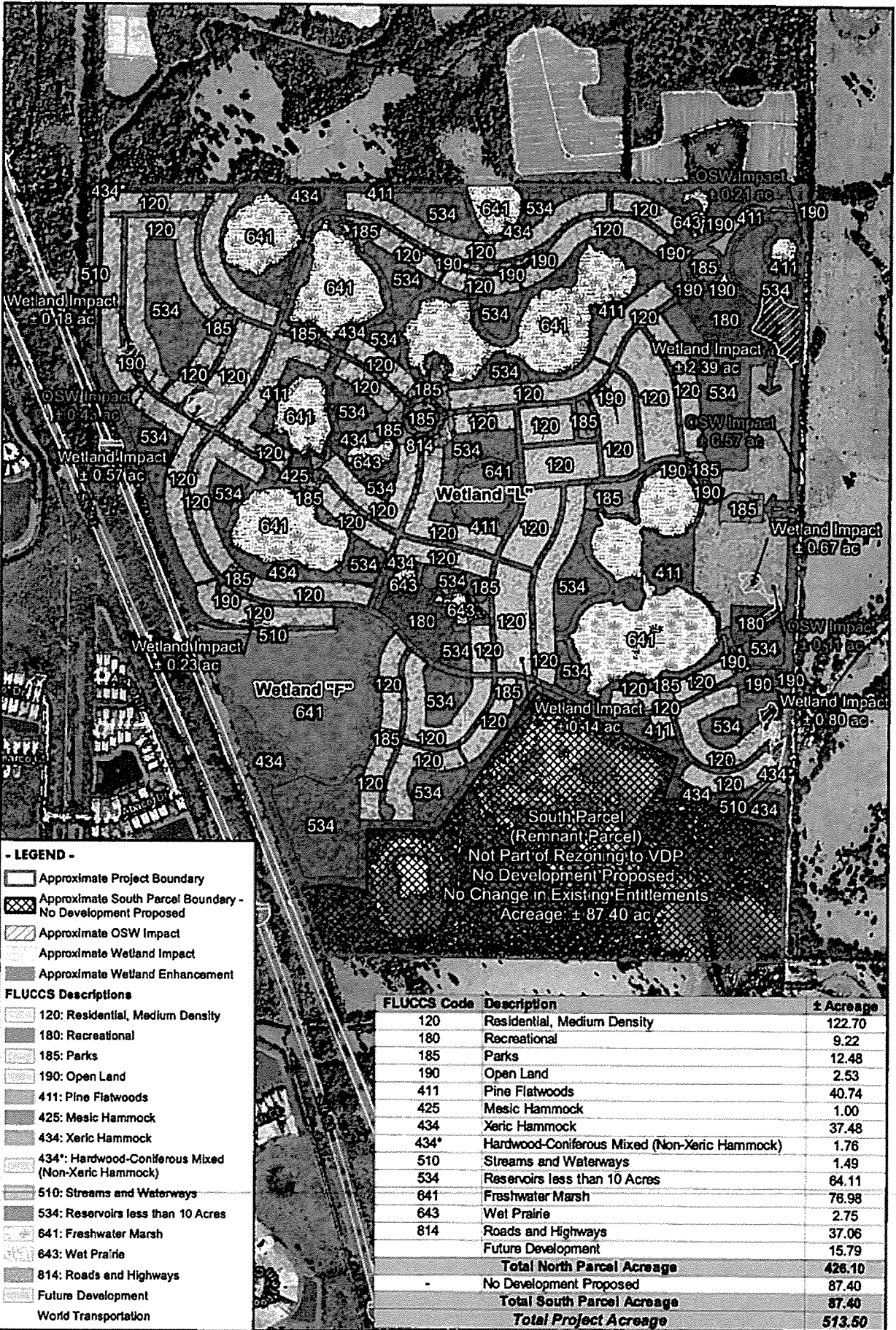
- LEGEND -**
- Approximate Project Boundary
 - Approximate South Parcel Boundary - No Development Proposed
 - Approximate FLUCCS Habitat Lines



Client: Neal Communities
 Project: Strozzeria
 Location: Sarasota County, Florida
 TRS: Twp: 37S Rng: 19E Sec: 31
 Title: DOCC Pre FLUCCS (F1) Habitat Map
 Edition: Sarasota County Imagery (2020)

Drawn By: KS
 Date: 8/6/2021
 Sheet:





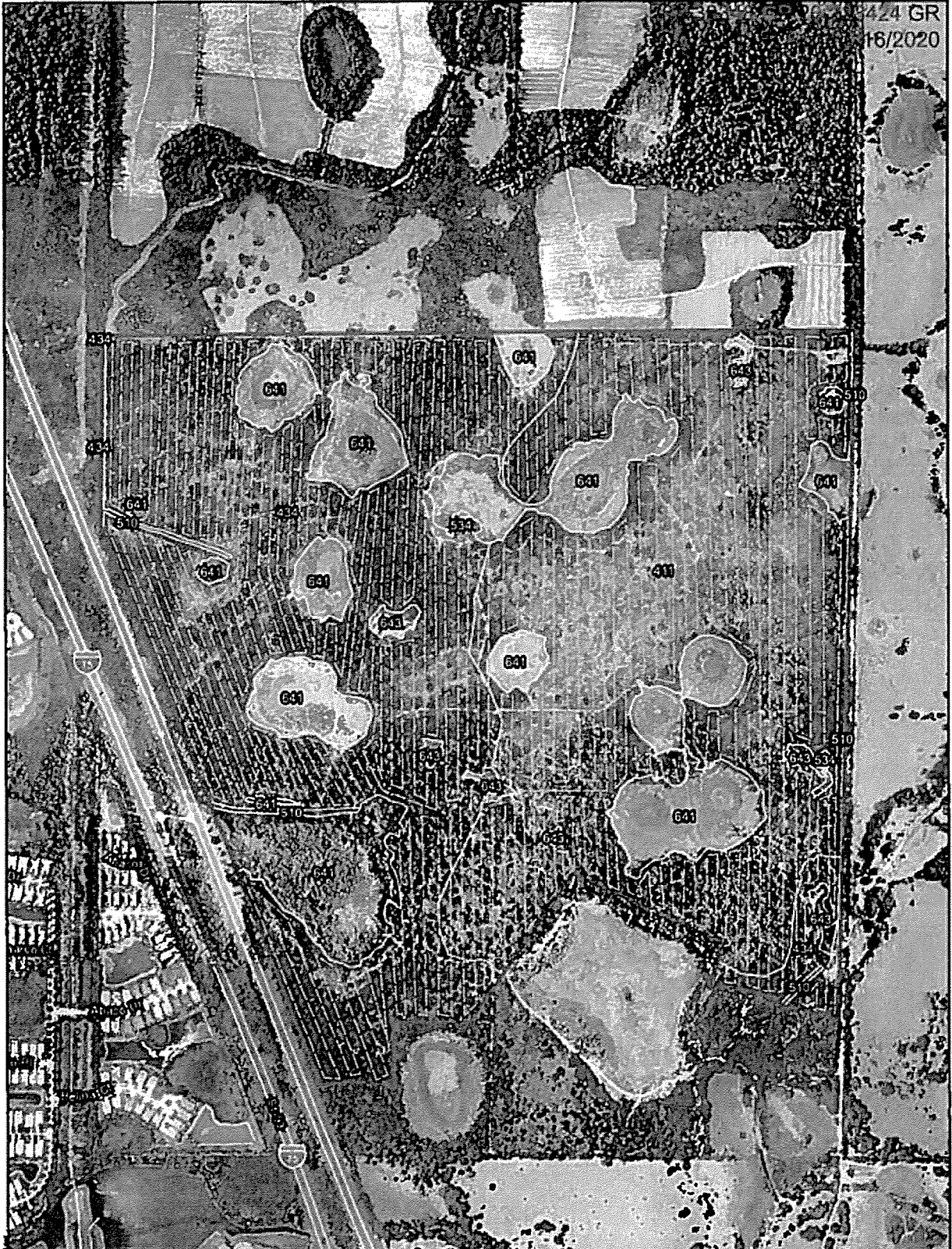
- LEGEND -

- Approximate Project Boundary
- Approximate South Parcel Boundary - No Development Proposed
- Approximate OSW Impact
- Approximate Wetland Impact
- Approximate Wetland Enhancement

FLUCCS Descriptions

- 120: Residential, Medium Density
- 180: Recreational
- 185: Parks
- 190: Open Land
- 411: Pine Flatwoods
- 425: Mesic Hammock
- 434: Xeric Hammock
- 434*: Hardwood-Coniferous Mixed (Non-Xeric Hammock)
- 510: Streams and Waterways
- 534: Reservoirs less than 10 Acres
- 641: Freshwater Marsh
- 643: Wet Prairie
- 814: Roads and Highways
- Future Development
- World Transportation

FLUCCS Code	Description	± Acreage
120	Residential, Medium Density	122.70
180	Recreational	9.22
185	Parks	12.48
190	Open Land	2.53
411	Pine Flatwoods	40.74
425	Mesic Hammock	1.00
434	Xeric Hammock	37.48
434*	Hardwood-Coniferous Mixed (Non-Xeric Hammock)	1.76
510	Streams and Waterways	1.49
534	Reservoirs less than 10 Acres	64.11
641	Freshwater Marsh	76.98
643	Wet Prairie	2.75
814	Roads and Highways	37.06
	Future Development	15.79
Total North Parcel Acreage		426.10
No Development Proposed		87.40
Total South Parcel Acreage		87.40
Total Project Acreage		513.50



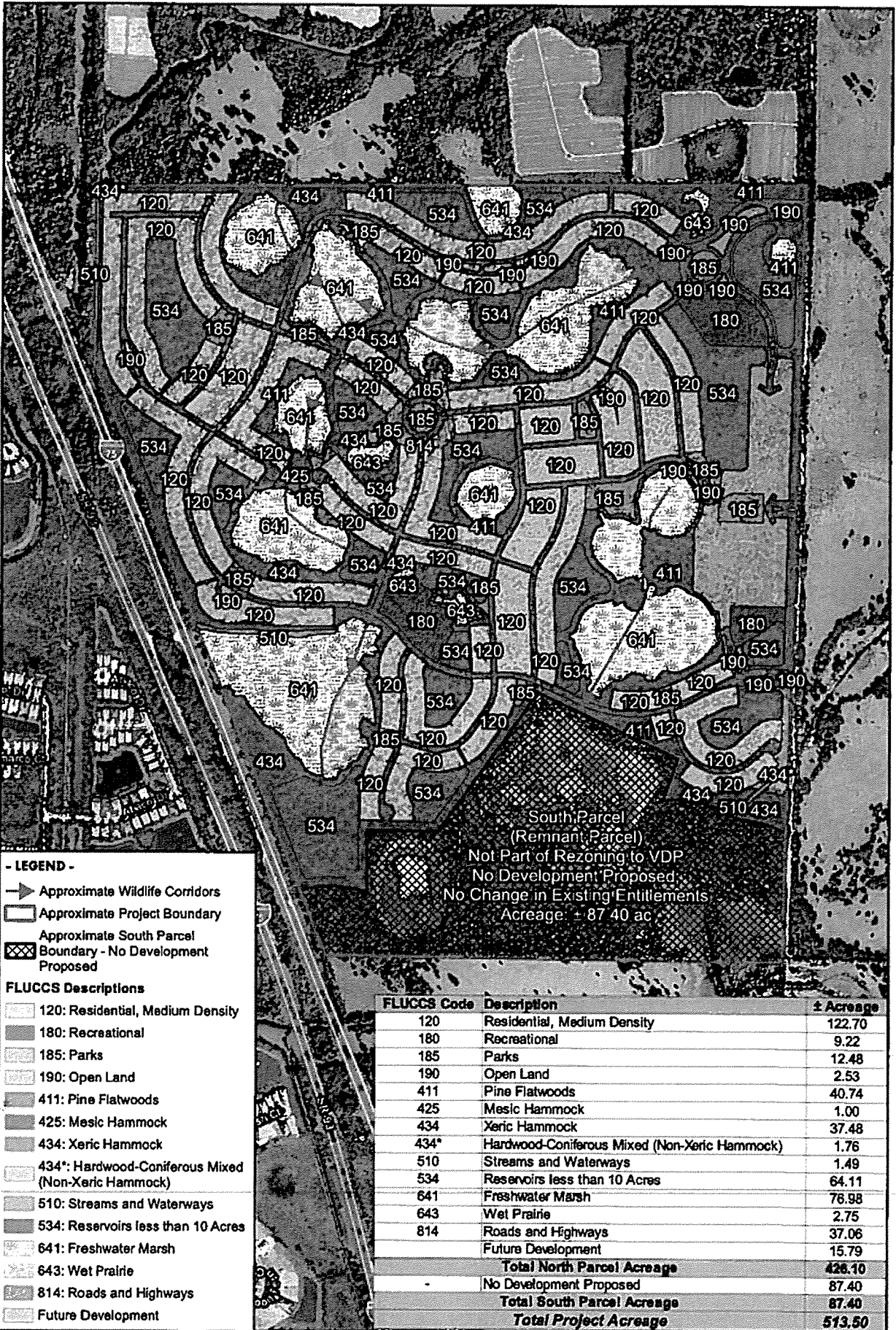
- LEGEND -
 --- Approximate Pedestrian Transects
 --- Approximate FLUCCS Habitat Lines
 □ Approximate Project Boundary

FLUCCS Code	Description	± Acreage
411	Pine Flatwoods	165.95
434	Hardwood - Coniferous Mixed	172.54
510	Streams and Waterways	2.70
534	Reservoirs less than 10 Acres	0.21
641	Freshwater Marsh	80.35
643	Wet Prairie	4.35
Total Project Acreage		426.10



Client: Neal Communities
 Project: Strazzera
 Location: Sarasota County, Florida
 TRS: Twp: 37S Rng: 19E Sec: 31
 Title: Pre FLUCCS (F1) Habitat Map
 Source: Sarasota County Imagery (2010)

Drawn By: KS
 Date: 5/27/2020
 Sheet:
 SCALE: 1" = 600'
 N



- LEGEND -

- ➔ Approximate Wildlife Corridors
- ▭ Approximate Project Boundary
- ▭ Approximate South Parcel Boundary - No Development Proposed

FLUCCS Descriptions

- 120: Residential, Medium Density
- 180: Recreational
- 185: Parks
- 190: Open Land
- 411: Pine Flatwoods
- 425: Mesic Hammock
- 434: Xeric Hammock
- 434*: Hardwood-Coniferous Mixed (Non-Xeric Hammock)
- 510: Streams and Waterways
- 534: Reservoirs less than 10 Acres
- 641: Freshwater Marsh
- 643: Wet Prairie
- 814: Roads and Highways
- Future Development

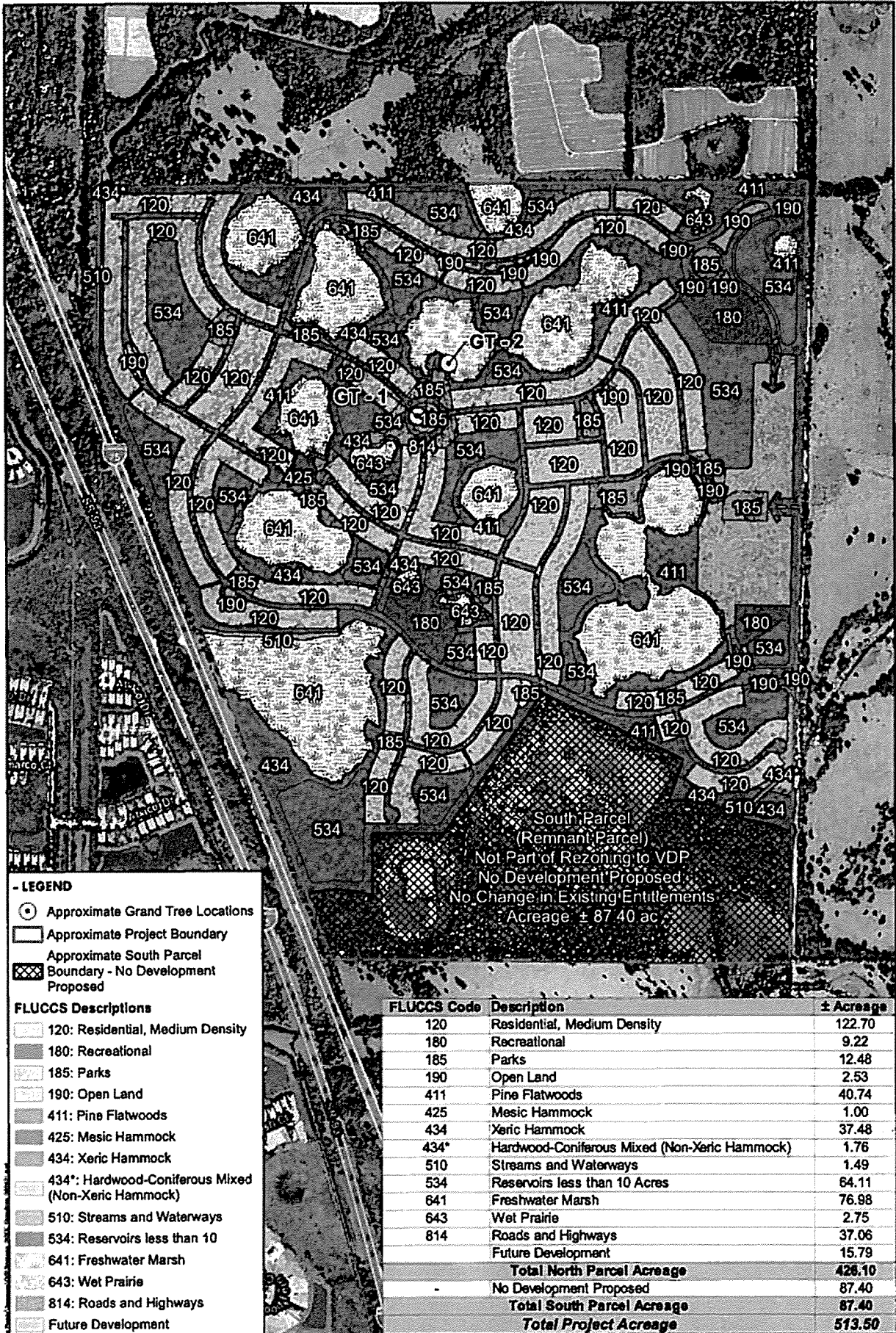
FLUCCS Code	Description	± Acreage
120	Residential, Medium Density	122.70
180	Recreational	9.22
185	Parks	12.48
190	Open Land	2.53
411	Pine Flatwoods	40.74
425	Mesic Hammock	1.00
434	Xeric Hammock	37.48
434*	Hardwood-Coniferous Mixed (Non-Xeric Hammock)	1.76
510	Streams and Waterways	1.49
534	Reservoirs less than 10 Acres	64.11
641	Freshwater Marsh	76.98
643	Wet Prairie	2.75
814	Roads and Highways	37.06
	Future Development	15.79
Total North Parcel Acreage		426.10
No Development Proposed		87.40
Total South Parcel Acreage		87.40
Total Project Acreage		513.50



Client: Neal Communities
 Project: Strazzera
 Location: Sarasota County, Florida
 TRS: Twp: 37S Rng: 19E Sec: 31
 Title: DOCC Post FLUCCS (F2) Habitat & Wildlife Corridor Map
 Source: Sarasota County Imagery (2020)

Drawn By: KS
 Date: 8/6/2021
 Sheet:
 SCALE: 1" = 600'
 0 400 1 200





- LEGEND

- Approximate Grand Tree Locations
- Approximate Project Boundary
- Approximate South Parcel Boundary - No Development Proposed

FLUCCS Descriptions

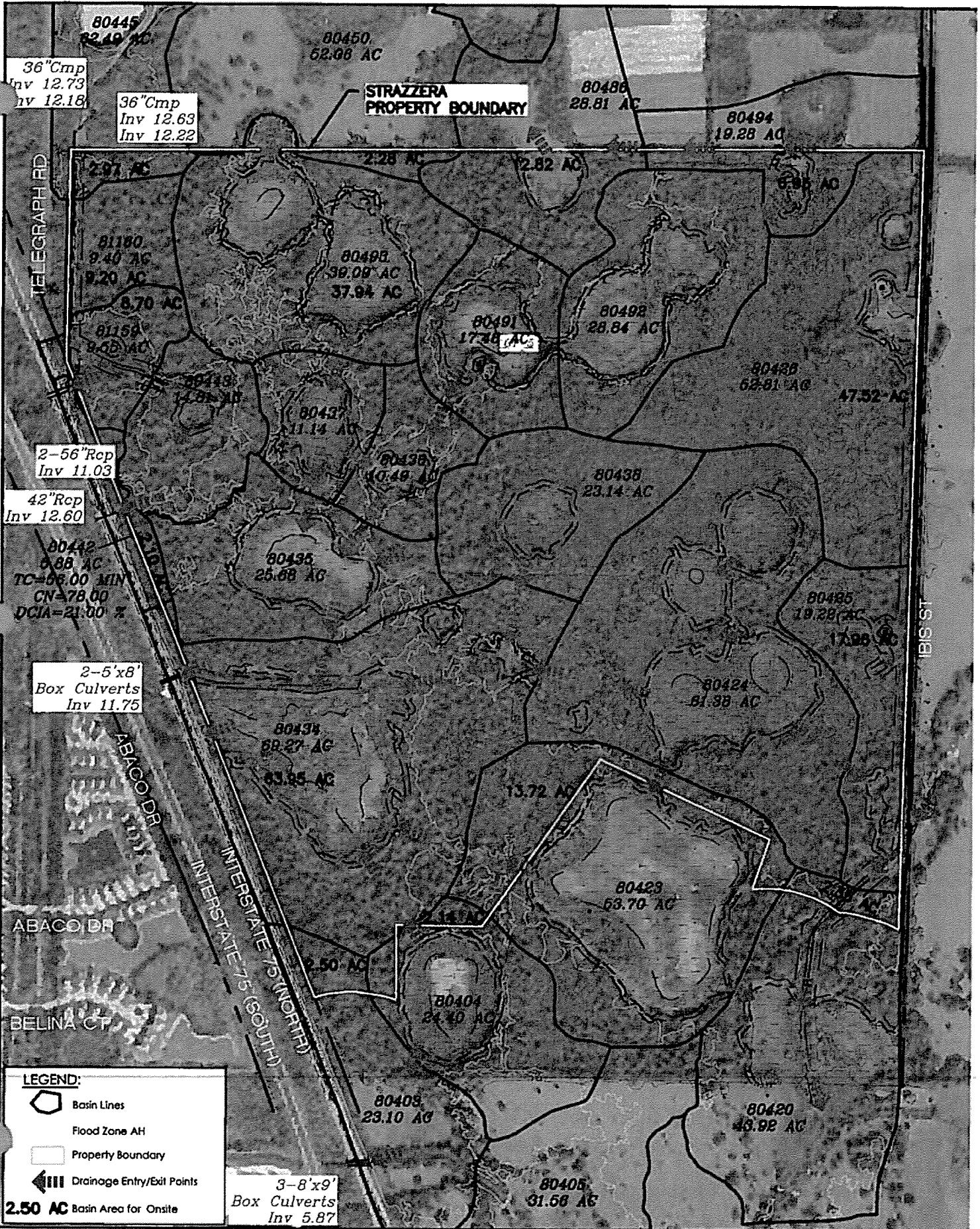
- 120: Residential, Medium Density
- 180: Recreational
- 185: Parks
- 190: Open Land
- 411: Pine Flatwoods
- 425: Mesic Hammock
- 434: Xeric Hammock
- 434*: Hardwood-Coniferous Mixed (Non-Xeric Hammock)
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- Future Development

FLUCCS Code	Description	± Acreage
120	Residential, Medium Density	122.70
180	Recreational	9.22
185	Parks	12.48
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434	Xeric Hammock	37.48
434*	Hardwood-Coniferous Mixed (Non-Xeric Hammock)	1.76
510	Streams and Waterways	1.49
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643	Wet Prairie	2.75
814	Roads and Highways	37.06
	Future Development	15.79
Total North Parcel Acreage		426.10
No Development Proposed		87.40
Total South Parcel Acreage		87.40
Total Project Acreage		513.50



Client: Neal Communities
 Project: Strozzera
 Location: Sarasota County, Florida
 TRS: Twp: 37S Rng: 19E Sec: 31
 Title: DOCC Post FLUCCS (F2) Habitat & Grand Tree Location Map
 Sarasota County Imagery (2020)

Drawn By: KS
 Date: 8/6/2021
 Sheet:
 SCALE: 1" = 600'
 N



LEGEND:

- Basin Lines
- Flood Zone AH
- Property Boundary
- Drainage Entry/Exit Points

2.50 AC Basin Area for Onsite

3-8'x9'
Box Culverts
Inv 5.87

SUB-BASIN #	TOTAL BASIN AREA AC	ONSITE BASIN AREA AC	TC (MIN.)	CN	DCIA %	DCIA AC	INITIAL STAGE	PEAK 100 YR STAGE	ESTIMATED PEAK 100YR STORAGE VOLUME AC. FT.
80403	23.10	2.50	10	78	34.40	7.95	11.35	16.54	40.15
80404	24.40	2.14	14	78	29.50	7.20	14.52	16.55	13.68
80420	43.92	2.35	10	78	49.30	21.65	11.47	16.80	113.23
80423	53.70	13.72	10	78	53.90	28.94	14.55	16.80	62.22
80424	61.38	61.38	25	78	33.40	20.50	15.92	16.81	16.40
80425	19.22	17.96	10	78	34.00	6.53	13.11	16.87	23.97
80426	52.81	47.52	10	78	13.10	6.92	13.50	17.35	23.53
80434	69.27	63.95	21	78	45.50	31.52	11.92	16.64	144.99
80435	25.68	25.68	10	78	33.10	8.50	14.42	16.66	17.94
80436	10.49	10.49	10	78	11.70	1.23	15.42	17.41	2.16
80437	11.14	11.14	10	78	41.50	4.62	15.42	17.43	8.18
80438	23.14	23.14	10	78	13.00	3.01	16.22	16.92	2.11
80442	5.88	2.10	10	78	21.00	1.23	11.92	16.75	5.76
80443	14.81	14.81	10	78	41.10	6.09	14.72	17.01	13.09
80445	62.49	2.97	10	78	21.00	13.12	14.41	17.69	39.75
80450	52.06	2.28	42	78	17.80	9.27	15.67	17.67	21.1
80486	28.81	12.82	11	78	21.80	6.28	16.63	17.68	5.40
80491	17.48	17.48	10	78	41.20	7.20	15.62	17.61	13.03
80492	28.84	28.84	11	78	37.10	10.70	15.88	17.62	16.69
80493	39.09	37.94	11	78	34.70	13.56	15.92	17.52	18.31
80494	19.28	6.95	11	78	19.20	3.70	17.35	17.74	1.18
81159	9.55	8.70	10	78	41.20	3.93	12.92	16.97	14.82
81160	9.40	9.20	14	78	0.00	0.00	12.92	17.17	0.00
TOTAL	705.94	426.1				223.65			617.72

ELEVATIONS ARE NAVD88 DATUM

Civil Engineering 2021 | Issue 5/21/2021 | 11:25:37 AM | 11/25/21 | 11:25:37 AM | 11/25/21 | 11:25:37 AM | 11/25/21 | 11:25:37 AM | 11/25/21 | 11:25:37 AM



G-1A PRE-DEVELOPMENT DRAINAGE DATA

Strazzera | Sarasota, Florida | May 21



LEGEND:

- Proposed Basins
- Flood Zone AH
- Property Boundary
- Drainage Entry/Exit Points
- Major Drainage Connections
- Control Structure
- Ground Water
- Quality Monitoring Station

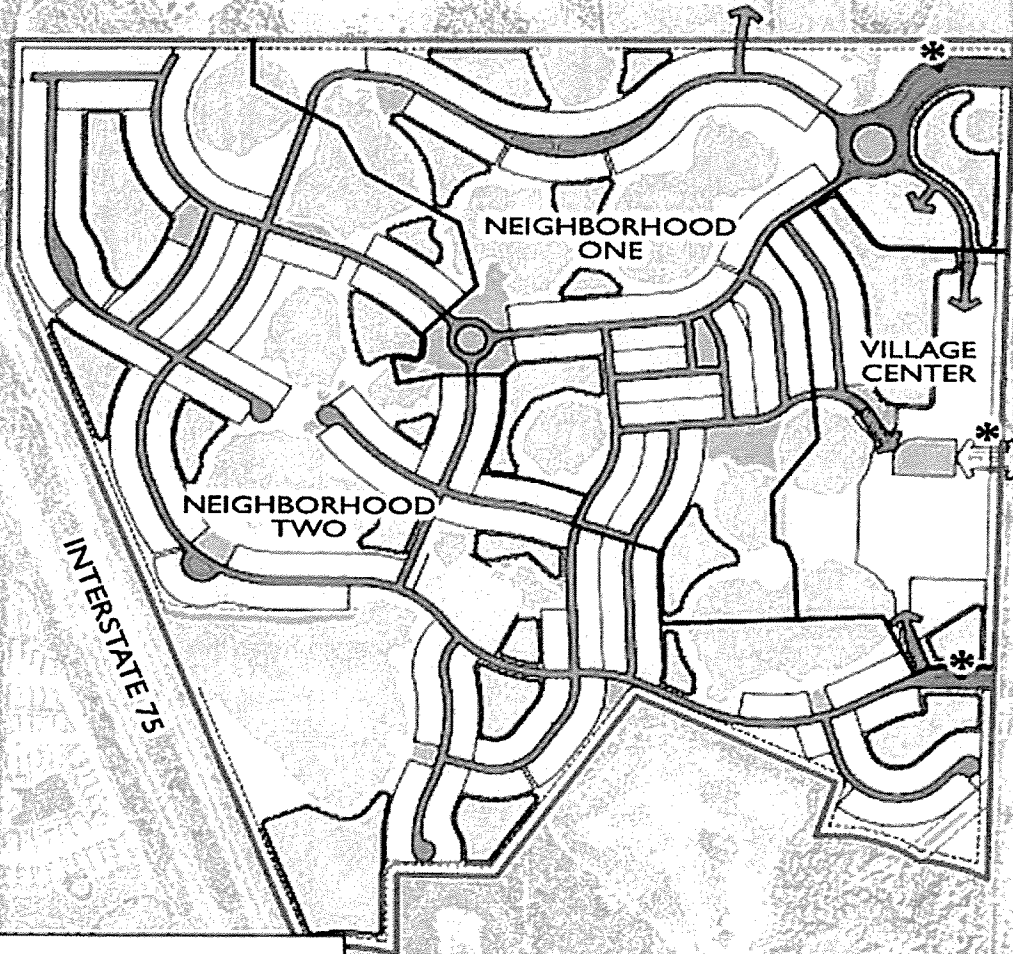
3-8'x9'
Box Culverts
Inv 5.87

BASIN	AREA AC.	TIME OF CONCENTRATION MINUTES	POND #	TOB AREA AC.	CWL AREA AC.	DEPTH TOB-CWL FT.	VOLUME FROM TOB-CWL AC. FT.
1	36.78	10	1700	6.21	5.17	3	17.05
2	8.05	10	--				
3	21.83	10	2600	0.94	0.58	3	2.28
			2700	2.82	2.14	3	7.43
4	56.44	10	2000	4.10	3.09	3	15.00
			2900	8.21	6.79	3	22.48
5	14.45	10	--				
6	19.51	10	1900	0.91	0.58	3	2.22
			2200	1.64	1.19	3	11.09
7	18.18	10	2300	1.03	0.65	3	2.51
			2500	2.26	1.58	3	5.75
8	21.25	10	1400	0.59	0.33	3	1.36
			1800	2.30	1.74	3	6.04
9	10.63	10	1600	2.78	2.05	3	7.23
10	32.58	10	900	1.39	0.97	3	3.53
			1500	1.80	1.28	3	4.60
11	28.95	10	1300	3.36	2.39	3	8.60
12	56.37	10	600	0.95	0.57	3	2.27
			1100	2.87	2.17	3	7.55
13	16.20	10	700	1.03	0.68	3	2.55
			1000	1.51	0.97	3	3.70
14	40.47	10	100	7.87	6.75	3	21.92
15	20.12	10	200	2.43	1.85	3	6.40
			300	2.23	1.69	3	5.86
16	24.29	10	400	3.20	2.48	3	8.50
			500	1.53	1.09	3	3.92
TOTAL	426.1			63.94	48.79		179.83












Civil Engineering, 2021 | Permit: 5/21/2021 11:58:35 AM | Project: 5/21/2021 11:58:35 AM | Location: 11/1/2021 11:58:35 AM | File: 11/1/2021 11:58:35 AM | Path: 5/21/2021 11:58:35 AM | Project: 5/21/2021 11:58:35 AM | Location: 11/1/2021 11:58:35 AM | File: 11/1/2021 11:58:35 AM

TELEGRAPH ROAD

IBIS STREET



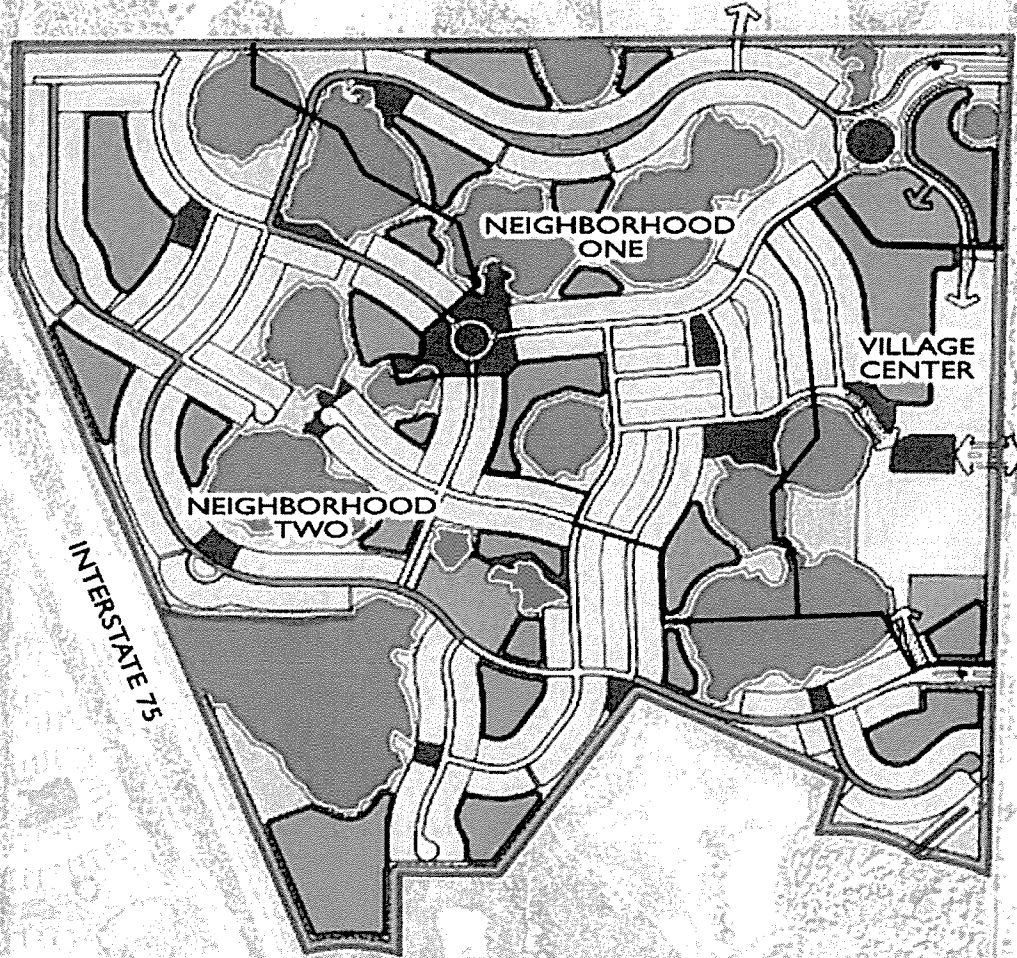
LEGEND

-  PROPERTY BOUNDARY
-  RESIDENTIAL
-  AMENITY FACILITY
-  INTERNAL OPEN SPACE
-  STORMWATER
-  CANAL/ OSW
-  CONSERVATION
-  BUFFER
-  WETLAND
-  TYPE "A" STREET
-  TYPE "C" STREET












***POSSIBLE GATE ACCESS**

TELEGRAPH ROAD

IBIS STREET



LEGEND

-  PROPERTY BOUNDARY
-  RESIDENTIAL
-  AMENITY FACILITY
-  INTERNAL OPEN SPACE
-  RIGHT-OF-WAY
-  STORMWATER
-  CANAL/ OSW
-  CONSERVATION
-  BUFFER
-  WETLAND
-  BLOCKS GREATER THAN 1000'

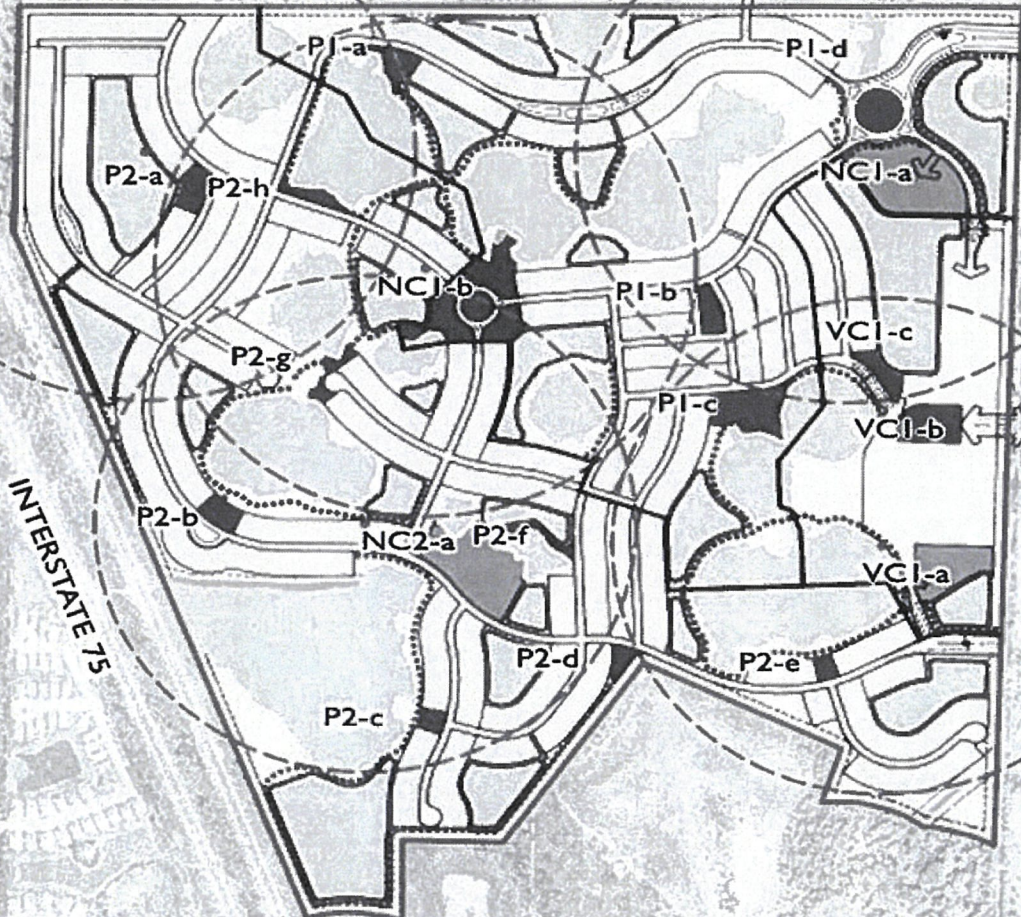
NOTE: IBIS IS A 2-LANE MAJOR COLLECTOR, WHERE GREENBELT REDUCTION IS REQUESTED FROM 500 TO 50 FEET ALONG IBIS. REQUESTED 50 FEET TO BE INCREASED BY AMOUNT OF ADDITIONAL RIGHT-OF-WAY REQUIRED FOR MAJOR COLLECTOR.

TELEGRAPH ROAD

IBIS STREET

1/4 MILE RADIUS / 5 MIN. WALK

INTERSTATE 75



LEGEND

- PROPERTY BOUNDARY
- RESIDENTIAL
- AMENITY FACILITY
- INTERNAL OPEN SPACE
- RIGHT-OF-WAY
- STORMWATER
- CANAL/ OSW
- CONSERVATION
- BUFFER
- WETLAND
- NEIGHBORHOOD CENTER
- 1/4 MILE, 5 MIN. WALK RADIUS
- PRIMITIVE TRAIL*
- CO-LOCATED/IMPROVED TRAIL

***UNLESS OTHERWISE INDICATED AND/OR APPROVED, ALL TRAILS EXCEPT CO-LOCATED TRAILS (I.E. SIDEWALK & TRAIL) ARE PRIMITIVE TRAILS**

STATISTICS

Neighborhood	Facility I.D.	Acreage	Type ^{*1,2}	Potential Features/ Amenities; Proposed Features ^{*3}
Village Center	VCI-a	0.25	Mini-Park	*3, trails, benches, court games, open area, landscaping
	VCI-b	1.38	Mini-Park	*3, trails, benches, court games, open area, landscaping
	VCI-c	1.66	Mini-Park	*3, trails, benches, court games, open area, landscaping
Neighborhood 1	NCI-a ^{*4}	4.11	Neighborhood Park/Neighborhood Center	*3, trails, play structures, court games, open area, landscaping
	NCI-b	3.12	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	PI-a	0.63	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	PI-b	0.59	Mini-Park	*3, trails, benches, court games, open area, landscaping
	PI-c	1.69	Mini-Park	*3, trails, benches, court games, open area, landscaping
	PI-d	0.80	Mini-Park	*3, trails, benches, court games, open area, landscaping
Neighborhood 2	NC2-a	3.70	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-a	0.72	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-b	0.86	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-c	0.34	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-d	0.37	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-e	0.30	Mini-Park	*3, trails, benches, court games, open area, landscaping
	P2-f	0.31	Mini-Park	*3, trails, benches, court games, open area, landscaping
	P2-g	0.46	Mini-Park	*3, trails, benches, court games, open area, landscaping
	P2-h	0.45	Mini-Park	*3, trails, benches, court games, open area, landscaping
Total:		21.74	21 (acres required)	

*See Park Statistics next Page

PARK STATISTICS

*1 = Includes – 124-271(j)(5) Parks Classification Table. Where parks do not meet the acreage standards, as defined, they are classified based on functional and features.

*2 = Neighborhood Centers are also proposed as part of the park system.

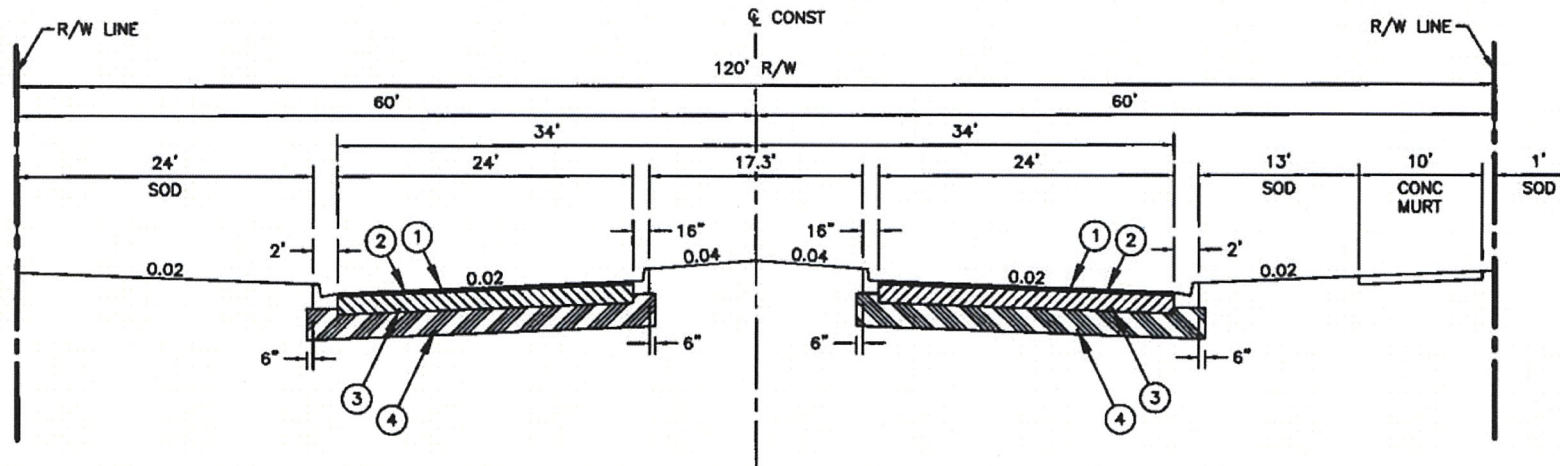
*3 = Neighborhood Centers and Parks shall include a minimum of two (2) recreation facilities/amenities, that may include, but not be limited to: community building, public gathering space, shade structures/benches, playground/tot-lots, dog parks, pickleball, hard courts, table top games, sports and athletic fields, canoe/kayak launch, fishing/observation pier, pet park, trails, picnic area, outdoor pool, plus appropriate support/ancillary components such as public art, landscape features, site furniture, parking and natural habitat and features. NOTE: Final design and elements, including the location of the clubhouse amenities (including potential pool), to be determined during the Neighborhood Plan Process. Neighborhood Centers may also include non-residential uses with uses and intensity(s) to be determined during the Neighborhood Plan process.

Trails: Final trail configuration and types to be determined during the Neighborhood Plan process.

Primitive Trails at Strazzera VPD (generally understood to be proposed in open spaces i.e. preservation, conservation, open space) are proposed to be 6'–8' wide with flexipave or similar, Pine Straw or similar low impact material. Additional primitive trail materials may be proposed pending comments (including review and approval by Natural Resources/ Environmental Protection). No fill is proposed in primitive trail locations.

Improved Trails at Strazzera VPD, including those located within the internal roads/rights of way, are proposed to be improved surface(s) (concrete or similar material). In place of potentially redundant facilities, a 10' wide combined facility is proposed (concrete or similar material) in trail segments where a sidewalk and trail would be collocated or parallel on the same side of a roadway; specific widths to be verified during Neighborhood Plan and subject to grading/potential impacts on adjacent properties.

TYPE A STREET



MAIN ENTRANCE TYPICAL ROADWAY SECTION

N.T.S.

- ① ASPHALTIC CONCRETE WEARING SURFACE, 2" (IN 1" LIFTS) TYPE SP 9.5
- ② BITUMINOUS PRIME COAT
- ③ BASE ALTERNATES— FDOT OPTIONAL BASE GROUP #6
- ④ STABILIZED SUBGRADE— 12" THICK (MINIMUM LBR 40) (SCTP-160) COMPACTED TO 98% DENSITY, AASHTO T-180, MODIFIED PROCTOR. SUBGRADE SHALL BE FIRM AND UNYIELDING AND CONTAIN NO ORGANIC MATERIAL IN THE TOP 6"

ON-SITE ASPHALT PAVEMENT DESIGN

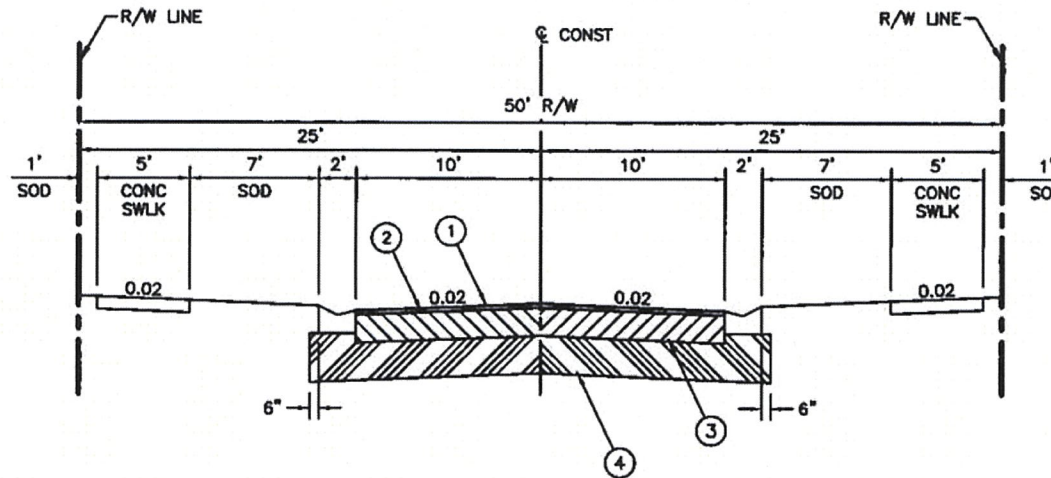
STREET TREES

1. STREET TREES TO BE PROVIDED CONSISTENT WITH SARASOTA COUNTY ULDC; ONE STREET TREE SHALL BE PROVIDED ON BOTH SIDES OF STREET 40 TO 60 FEET ON CENTER.

STREET LIGHTING

1. THE APPLICANT IS CURRENTLY WORKING WITH FPL TO IDENTIFY AVAILABILITY OF SERVICES AND ALLOWANCES FOR STREET LIGHTING/FIXTURES. EITHER STREET LIGHTS WILL BE PROVIDED IN COORDINATION WITH FPL OR INDIVIDUAL CARRIAGE LIGHTS ON EACH LOT WILL BE PROVIDED. THIS IS SEPARATE AND APART FROM PARKING LOT LIGHTING FOR AMENITY CENTERS/FACILITIES AND OR OTHER COMMON AREAS WHERE OFF-STREET PARKING IS PROVIDED.

TYPE C STREET



ON-SITE ROADWAY TYPICAL ROADWAY SECTION

N.T.S.

- ① ASPHALTIC CONCRETE WEARING SURFACE, 2" (IN 1" LIFTS) TYPE SP 9.5
- ② BITUMINOUS PRIME COAT
- ③ BASE ALTERNATES- FDOT OPTIONAL BASE GROUP #6
- ④ STABILIZED SUBGRADE- 12" THICK (MINIMUM LBR 40) (SCTP-160) COMPACTED TO 98% DENSITY, AASHTO T-180, MODIFIED PROCTOR. SUBGRADE SHALL BE FIRM AND UNYIELDING AND CONTAIN NO ORGANIC MATERIAL IN THE TOP 6"

STREET TREES

1. STREET TREES TO BE PROVIDED CONSISTENT WITH SARASOTA COUNTY ULDC; ONE STREET TREE SHALL BE PROVIDED ON BOTH SIDES OF STREET 40 TO 60 FEET ON CENTER.

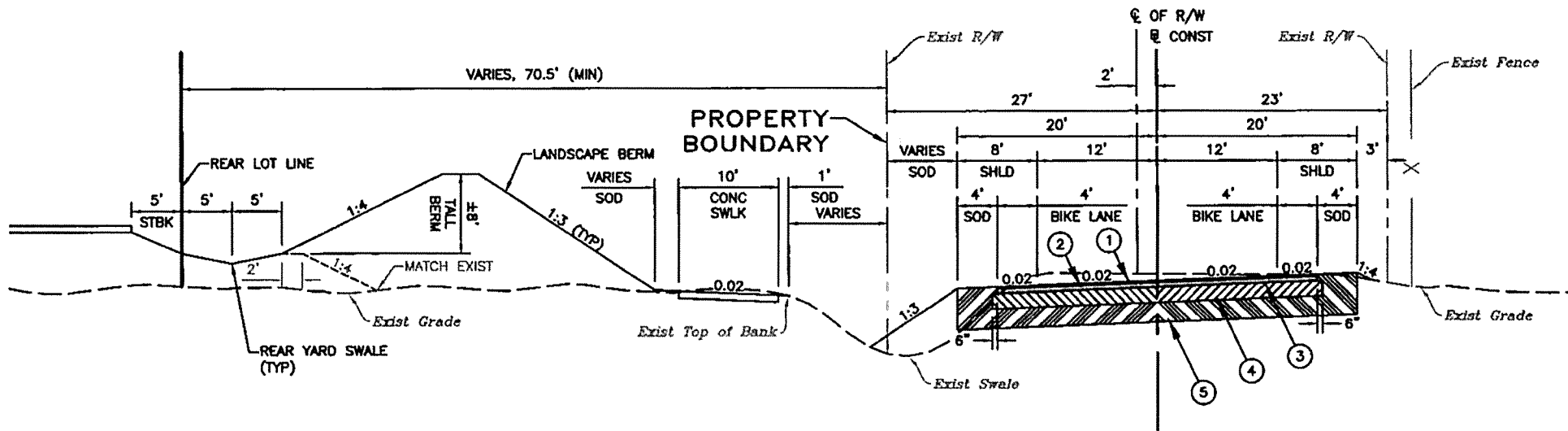
STREET LIGHTING

1. THE APPLICANT IS CURRENTLY WORKING WITH FPL TO IDENTIFY AVAILABILITY OF SERVICES AND ALLOWANCES FOR STREET LIGHTING/FIXTURES. EITHER STREET LIGHTS WILL BE PROVIDED IN COORDINATION WITH FPL OR INDIVIDUAL CARRIAGE LIGHTS ON EACH LOT WILL BE PROVIDED. THIS IS SEPARATE AND APART FROM PARKING LOT LIGHTING FOR AMENITY CENTERS/FACILITIES AND OR OTHER COMMON AREAS WHERE OFF-STREET PARKING IS PROVIDED.

ON-SITE ASPHALT PAVEMENT DESIGN

TYPICAL ROADWAY SECTION EXHIBIT

Strazzera Subdivision, Sarasota County
Neal Communities, Lakewood Ranch, Florida



IBIS STREET TYPICAL ROADWAY SECTION

SPEED LIMIT: 35 MPH

N.T.S.

- ① ASPHALTIC CONCRETE FRICTION COURSE, 1" TYPE FC-12.5
- ② ASPHALTIC CONCRETE STRUCTURAL COURSE, 3" TYPE SP 12.5
- ③ BITUMINOUS PRIME COAT
- ④ BASE ALTERNATES - FDOT OPTIONAL BASE GROUP #8,
CEMENT STABILIZED BASE IS NOT ACCEPTABLE
- ⑤ STABILIZED SUBGRADE- 12" THICK TYPE B STABILIZING (MINIMUM LBR 40) (SCTP-160)
COMPACTED TO 98% DENSITY, AASHTO T-180, MODIFIED PROCTOR.
SUBGRADE SHALL BE FIRM AND UNYIELDING AND CONTAIN NO
ORGANIC MATERIAL IN THE TOP 6"

IBIS STREET ASPHALT PAVEMENT DESIGN

TDR Calculator (based on Ardurra F-2 Map dated 5/25/21)

Base Density Calculation

Description	Area	Developed Area	Density	Total Existing Units
Total Project	426.10	201.55	0.29 du/acre DA	58
Residential DU (Incentive for Affordable Housing)	see below in yellow highlight			
USB Incentive = Sending Zone TDRs x 0.05				0

A - Base Intrinsic Entitlement (By Right) Dwelling Unit Total 58

Intrinsic Development Units To Be Transferred To Developed Area: (Per Zoning Regulations 11.2)

Description	Area	Development Rights Factor	Total
Existing Habitat Description			
High Dry Scrub	0	2	0
Xeric Hammock	37.48	1.9	71
Dry Prairie	0	1.8	0
Pine Flatwood	40.74	1.8	73
Mesic Hammock	1	1.8	2
Streams, Estuaries	1.49	1.65	2
Freshwater Wetlands	79.73	1.65	132
	160.44		280

In the event that the Receiving Site is contiguous to the Urban Service Area Boundary, the number of Development Rights available for transfer from the Sending Site shall be increased by the number of units obtained by multiplying the units determined from the aforementioned table by .05

Proposed Land Uses	Area	Development Rights Factor	Total
Lakes and Regional Stormwater Facilities	64.11	0.57	37
New hiking/natural resource recreation/ boardwalks	0	1	0
Existing Low Intensity Agriculture	0	1	0
Other	201.55	0	0
Undeveloped Area Total	265.66		37

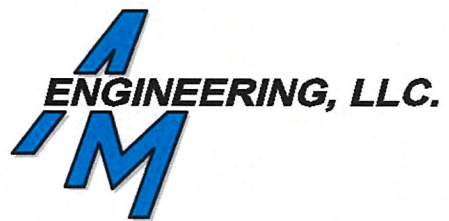
B - Total Intrinsic TDR's to be Transferred to Developed Area 317

A + B	375
USB Incentive (A+B)x0.05	19
TOTAL TDRs to be transferred including USB bonus	394

Total Intrinsic (A+B) Units + USB Multiplier	394
Development Units Needed Per This Methodology	627

Receiving Zone (A) Units	58	on-site developed area
Sending Zone (B) Units	317	on-site habitat calculations
USB Incentive	19	
External TDR Units Needed	627	(Affordable Housing and TDR purchase)
Total Units	1021	

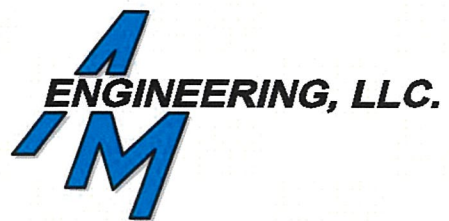
EXHIBIT F



PERMIT STATUS

<i>PERMIT TYPE</i>	<i>STATUS</i>
REZONE ORDINANCE	APPROVED ORDINANCE 2021-072
NEIGHBORHOOD PLAN	UNDER COUNTY REVIEW
MASTER STORMWATER	UNDER COUNTY REVIEW
US FISH & WILDLIFE	
SWFWMD PERMIT	PLANS NOT YET COMPLETE
COUNTY S&D/CONSTRUCTION	PLANS NOT YET COMPLETE
COUNTY UTILITIES	PLANS NOT YET COMPLETE
COUNTY FINAL PLAT	PLANS NOT YET COMPLETE
STATE WATER PERMIT	PLANS NOT YET COMPLETE
STATE SEWER PERMIT	PLANS NOT YET COMPLETE
ACOE	

EXHIBIT G

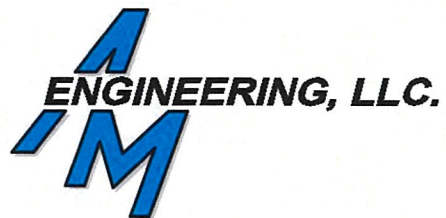


**Lakes of Sarasota Community Development District 2
Estimated Costs of Construction**

	2022-2025	2025-2027	
Category			Total
Street & Entry Lighting	\$ 1,000,000.00	\$ 750,000.00	\$ 1,750,000.00
Internal Roadway	\$ 2,000,000.00	\$ 2,000,000.00	\$ 4,000,000.00
Drainage (Including Curb)	\$ 5,000,000.00	\$ 5,000,000.00	\$ 10,000,000.00
Water & Wastewater	\$ 5,000,000.00	\$ 4,000,000.00	\$ 9,000,000.00
Reclaimed/Irrigation Distribution	\$ 2,000,000.00	\$ 1,500,000.00	\$ 3,500,000.00
Clearing Earthwork & BMP's	\$ 4,000,000.00	\$ 4,000,000.00	\$ 8,000,000.00
Landscape	\$ 4,000,000.00	\$ 2,000,000.00	\$ 6,000,000.00
Parks, Recreation & Community Facilities	\$ 6,000,000.00	\$0.00	\$ 6,000,000.00
Entry Features, Signs	\$ 2,000,000.00	\$0.00	\$ 2,000,000.00
Offsite Roadway Improvements (Ibis Street)	\$ 3,000,000.00	\$0.00	\$ 3,000,000.00
Offsite Utility Improvements	\$ 3,000,000.00	\$0.00	\$ 3,000,000.00
Professional Fees & Permitting (for only Public/CDD allocated fees.	\$ 3,000,000.00	\$ 2,000,000.00	\$ 5,000,000.00
Contingency & Other	\$ 3,900,000.00	\$ 2,125,000.00	\$ 6,025,000.00
Total Estimated Project Costs	\$ 43,900,000.00	\$ 23,375,000.00	\$ 67,275,000.00

Note #1: Construction costs do not include cost of financing. Estimated costs are for the powers permitted under Section 190.012(1), Florida Statutes, as amended, and the additional powers requested in the Petition under Sections 190.012(2)(a) and (2)(d), Florida Statutes. This good faith estimate of costs and timetable of construction is provided pursuant to Section 190.005(a) and (1)(a) 6. Florida Statutes, and is subject to future changes in construction costs and timing based on engineering design and permitting.

EXHIBIT H



VILLAGE HOUSING TYPE MIX

PER CODE: Sec. 124-271.c.3.d.4

HOUSING TYPE	AREA (SF)	NH1	NH2	VC	TOTAL
FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL: TYPE 1	1 AC - 10,000 SF	33	67	1	101
FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL: TYPE 2	10,000 SF - 6,000 SF	126	194	20	340
FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL: TYPE 3	LESS THAN 6,000 SF	32	0	13	45
ATTACHED RESIDENTIAL: TYPE 1 (ONE STORY)	--	0	200	0	200
APARTMENT: TYPE 2	--	0	0	231	231
TOTAL		191	461	265	917

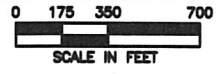
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Civil Engineering | Land Surveying

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 Phone: (941) 377-9178 | www.amengllc.com
 CA #33105 | LB #4334

HOUSING PRODUCT BREAKDOWN
 Lakes of Sarasota CDD 2 | Sarasota, Florida | April 2022



LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

4

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2

Master Special Assessment
Methodology Report

June 1, 2022



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

The Lakes of Sarasota Community Development District 2 (the “District”) is a +/- 426.1-acre special district located in unincorporated Sarasota County, Florida. The District was established by Ordinance No. 2021-116 adopted by the Sarasota County Board of County Commissioners on February 23, 2022.

The public infrastructure improvements planned for the District are described in the District Engineer’s Report dated May 2022 (the “Engineer’s Report”) prepared by AM Engineering, LLC (the “District Engineer”). The Engineer’s Report describes the public infrastructure improvements (the “Capital Improvement Program” or “CIP”) needed to support the development of the properties planned to be developed within the District, as defined herein.

1.1 Purpose

This Master Special Assessment Methodology Report (the “Report”) was developed to provide a master financing plan and a master special assessment methodology for the District as related to funding the costs of public infrastructure improvements contemplated to be provided by the District.

This Report allocates the debt associated with funding the CIP based on the special benefits received from the public infrastructure improvements that comprise said CIP. This Report is designed to conform to the requirements of Chapter 170 and 190, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

1.2 Scope of the Report

This Report presents the projections for financing the costs of the CIP as described in the Engineer’s Report and describes the method for the allocation of special benefits and the apportionment of special assessments resulting from the provision and funding of said CIP.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the CIP create special benefits, different in kind and degree than general benefits for properties within the District, as well as general benefits to the properties outside of the District and the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily

distinguishable from the special benefits which accrue to property within the District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The public infrastructure improvements that comprise the CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) First, the properties assessed must derive a special benefit from the improvement/service provided.
- 2) Second, the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits received by the properties within the District are greater than the costs associated with providing these benefits. As set forth in the Engineer's Report, the District Engineer estimates that public infrastructure improvements that comprise the CIP and which are necessary to support the development of property within the District will have a total cost of approximately \$67,275,000. The

author of this Report reasonably believes that even though the exact value of the special benefits provided by the Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same, including financing cost, as without the public infrastructure improvements that comprise the CIP, the properties within the District would not be able to be fully developed and occupied by future residential property owners of the community.

1.6 Organization of the Report

Section Two describes the development program for the District as proposed by the Developer, as defined in Section 2 below.

Section Three provides a summary of the public infrastructure improvements that comprise the CIP as set forth in the Engineer's Report.

Section Four discusses the master financing program for the District.

Section Five introduces the master special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Lakes of Sarasota 2 development and is designed as a master-planned residential development located in unincorporated Sarasota County, Florida. The District is generally located east of I-75, west of Ibis Street, and south of The Lakes of Sarasota CDD.

2.2 The Development Program

Land development within the District is expected to be conducted by the Neal Signature Homes, LLC and/or its affiliates (the "Developer"). Based upon the most current information provided by the Developer, the current development plan for the lands within the District envisions a total of 917 residential dwelling units, with 185 residential dwelling units developed within the first stage of land development within the District, 501 residential dwelling units developed within the second stage of land development within the District, and 231 residential dwelling units developed within the remaining stage or stages of land development, although phasing,

unit types and unit numbers may change throughout the development period and a supplemental or amended methodology would be adopted to adjust and address such changes in phasing, unit types and numbers. Table 1 in the *Appendix* illustrates the current proposed development plan for the lands within the District.

3.0 Project

3.1 Overview

The CIP described in the Engineer's Report consists of a network of improvements including street & entry lighting, internal roadway, drainage (including curb), water & wastewater, reclaimed/ irrigation distribution, clearing earthwork & BMP's, landscape, parks, recreation & community facilities, entry features, signs, offsite roadway improvements (Ibis Street), and offside utility improvements.

Even though the installation of the improvements that comprise the CIP may occur in one or multiple stages coinciding with phases of development within the District, the infrastructure improvements that comprise the CIP will serve all lands within the District, and the improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total cost of the CIP, including professional services and contingency, is estimated to total approximately \$67,275,000. Table 2 in the *Appendix* illustrates the specific components of the CIP and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public infrastructure improvements which will facilitate the development of the properties planned to be developed within the District. Generally, construction of public improvements is either funded by the Developer or in limited circumstances its assigns and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include one or more long-term and/or short-term bonds and/or notes, this Report provides a master financing plan under which the District would issue approximately \$92,355,000 in par amount of special assessment bonds (the "Bonds") to fund approximately \$67,275,000 in the CIP costs. The Bonds would also include funding for capitalized interest, a debt service reserve account, and costs of issuance.

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various product types within the District and based on such benefit allocation to apportion the maximum amounts of Bond Assessments, as defined herein, necessary to fund a portion of the CIP to the District, as defined herein. The discussion of the structure and size of the indebtedness is preliminary, based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District envisions issuance of the Bonds in the principal amount of \$92,355,000 to finance approximately \$67,275,000 in CIP costs. The Bonds would be structured in various par amounts and amortized in up to 30 annual installments following capitalized interest periods of up to 24-months. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made on either every May 1 or November 1.

The difference between the principal amounts of Bonds and that portion of the costs of the CIP which is projected to be funded with proceeds of the Bonds is comprised of debt service reserve, capitalized interest, and costs of issuance, including the Underwriter's Discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with a portion of the funds necessary to carry out the implementation of the CIP as described in more detail in the Engineer's Report. The public infrastructure improvements that comprise the CIP provide special and general benefits, with special benefits accruing to the assessable properties within the District and general benefits accruing to the areas outside of the District and to the public at large, which are only incidental in nature.

The Bonds will be paid off by assessing properties that derive special benefits from the CIP which is proposed to be funded with proceeds of the Bonds. All assessable properties within the District that receive special benefits from the CIP will be assessed for their fair share as determined by this Report.

5.2 Benefit Allocation

The current development plan for the lands within the District envisions a total of 917 residential dwelling units, with 185 residential dwelling units developed within the first stage of land development within the District, 501 residential dwelling units developed within the second stage of land development within the District, and 231 residential dwelling units developed within the remaining stage or stages of land development although phasing, unit types and unit numbers may change throughout the development period and a supplemental or amended methodology would be adopted to adjust and address such changes in phasing, unit types and numbers.

The infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic

infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District and the development of the properties within the District. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefits associated with the CIP are proposed to be allocated to the residential dwelling units projected to be developed within the District in proportion to the density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, and the total ERU counts for each product types category.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the District's public infrastructure improvements less than larger units, as for instance, generally and on average smaller units produce less storm water runoff, require less water/wastewater and reclaimed water capacity, and may produce fewer vehicular trips. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the CIP.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

No Bond Assessments are allocated herein to the private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly to the benefit of all platted lots in the District. As such, no Bond Assessments will be assigned to the amenities and common areas. If the amenities are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies.

5.3 Assigning Bond Assessments

As the land within the District is not yet platted for its intended final use and the precise location of the various unit types by lot or parcel is unknown, the Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Bond Assessments will be levied on approximately 426.10 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$92,355,000 will be preliminarily levied on approximately 426.10 +/- gross acres at a rate of \$216,744.90 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of the Bond Assessments from unplatted gross acres to platted parcels will reduce the amount of the Bond Assessments levied on unplatted gross acres within the District.

In the event unplatted land (the "Transferred Property") is sold to a third party not affiliated with the Developer, the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District's methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. These total Bond Assessments are fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to

the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the improvements is delineated in Table 4 in the *Appendix* (expressed as the ERU factors).

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable

property within the District. Accordingly, no acre or parcel of property within the District will be liened for the payment of Bond Assessments more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments on a per ERU basis never exceed the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal \$133,297.25 (\$92,355,000 in Bond Assessments divided by 692.85 ERUs) within the District and may change based on the final bond sizing. If such changes occur, the methodology is applied to the land based on the number of and type of units of a particular product type within each and every parcel as signified by the number of ERUs.

As the land in the District is platted, the Bond Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcels, the Bond Assessments per ERU for land that remains unplatted remain equal to \$133,297.25, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the parcels platted within the District, the Bond Assessments per ERU for land that remains unplatted equal less than \$133,297.25 (for instance as a result of a larger number of units) then the per ERU Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessments to the parcels platted within the District, the Bond Assessments per ERU for land that remains unplatted equal more than \$133,297.25¹ (for instance as a result of a smaller number of

¹ For example, if the first platting in the District includes 98 SF 45' lots, 183 SF 52' lots, 123 SF 57' lots, 62 SF 72' lots, 92 Paired Villas, 108 TH 20' lots, 143 Cottage – Single lots, and 88 Cottage – Double lots, which equates to a total allocation of \$89,689,054.99 in the Bond Assessments, then the remaining unplatted land would be required to absorb 20 SF 52' lots or \$2,665,945.01 in the Bond Assessments. If the remaining unplatted land would only be able to absorb 10 SF 52' lots instead of 20 SF 52' lots, along with the unchanged

units), taking into account any future development plans for the unplatted lands, in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Bond Assessments plus applicable accrued interest (to the extent described below in this Section) will be collected from the owner(s) of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$133,297.25 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Bond Assessments).

In considering whether to require a true-up payment, the District shall consider any requests for a deferral of true-up. In order to obtain such a deferral, a landowner seeking such deferral must provide to the District the following: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. The District's decision whether to grant a deferral shall be in its reasonable discretion. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable bonds and the District will conduct new proceedings under Chapter 170, *Florida Statutes* upon the advice of District Counsel. Any true-up payment shall become due and payable that tax year by the landowner of the lands subject to the proposed plat, shall be in addition to the regular

numbers of the remaining unit types categories, or \$1,332,972.50 in the Bond Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$1,332,972.50 in the Bond Assessments plus applicable accrued interest to the extent described in this Section.

Bond Assessments installment payable for such lands, and shall constitute part of the Bond Assessments liens imposed against the proposed plat property until paid.

All Bond Assessments levied run with the land, and such Bond Assessments liens include any true-up payment. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted within the District remains equal to \$133,297.25. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amounts of Bond Assessments transferred at sale.

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.3, the Bond Assessments of \$92,355,000 plus interest are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, the Assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessments Imposition and Allocation

This Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund a portion of the CIP referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As set forth in any supplemental reports, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for actual effective bond assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down the Bond Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property within the District, regardless of where the Bond Assessments are levied, provided that the Bond Assessments are fairly and reasonably allocated across all benefitted properties.

In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to either of the assessment areas, or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this Report. For additional information on the structure of any bonds and related items, please refer to the offering statement associated with any bonding transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is

Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Lakes of Sarasota

Community Development District 2

Development Plan

Unit Type	Total Number of Units
SF 45'	98
SF 52'	203
SF 57'	123
SF 72'	62
Paired Villa	92
TH 20'	108
Cottage - Single	143
Cottage - Double	88
Total	917

Table 2

Lakes of Sarasota

Community Development District 2

Project Costs

Improvement	2022-2025 Cost	2025-2027 Cost	Total Costs
Street & Entry Lighting	\$1,000,000.00	\$750,000.00	\$1,750,000.00
Internal Roadway	\$2,000,000.00	\$2,000,000.00	\$4,000,000.00
Drainage (Including Curb)	\$5,000,000.00	\$5,000,000.00	\$10,000,000.00
Water & Wastewater	\$5,000,000.00	\$4,000,000.00	\$9,000,000.00
Reclaimed/ Irrigation Distribution	\$2,000,000.00	\$1,500,000.00	\$3,500,000.00
Clearing Earthwork & BMP's	\$4,000,000.00	\$4,000,000.00	\$8,000,000.00
Landscape	\$4,000,000.00	\$2,000,000.00	\$6,000,000.00
Parks, Recreation & Community Facilities	\$6,000,000.00	\$0.00	\$6,000,000.00
Entry Features, Signs	\$2,000,000.00	\$0.00	\$2,000,000.00
Offsite Roadway Improvements (Ibis Street)	\$3,000,000.00	\$0.00	\$3,000,000.00
Offsite Utility Improvements	\$3,000,000.00	\$0.00	\$3,000,000.00
Professional Fees & Permitting	\$3,000,000.00	\$2,000,000.00	\$5,000,000.00
Contingency & Other	\$3,900,000.00	\$2,125,000.00	\$6,025,000.00
Total	\$43,900,000.00	\$23,375,000.00	\$67,275,000.00
Percent of Total	65.2546%	34.7454%	100.0000%

Table 3

Lakes of Sarasota

Community Development District 2

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$92,355,000.00
Total Sources	\$92,355,000.00

Uses

Project Fund Deposits:	
Project Fund	\$67,275,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$8,203,657.61
Capitalized Interest Fund	\$14,776,800.00
Delivery Date Expenses:	
Costs of Issuance	\$2,097,100.00
Rounding	\$2,442.39
Total Uses	\$92,355,000.00

Table 4

Lakes of Sarasota

Community Development District 2

Benefit Allocation

Unit Type	Total Number of		Total ERU
	Units	ERU Weight	
SF 45'	98	0.87	85.26
SF 52'	203	1.00	203.00
SF 57'	123	1.10	135.30
SF 72'	62	1.38	85.56
Paired Villa	92	0.72	66.24
TH 20'	108	0.38	41.04
Cottage - Single	143	0.35	50.05
Cottage - Double	88	0.30	26.40
Total	917		692.85

Table 5

Lakes of Sarasota

Community Development District 2

Bond Assessment Apportionment

Unit Type	Number of Units	Total Project Cost Allocation	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit*
SF 45'	98	\$8,278,655.55	\$11,364,923.58	\$115,968.61	\$11,076.55
SF 52'	203	\$19,711,084.65	\$27,059,341.85	\$133,297.25	\$12,731.67
SF 57'	123	\$13,137,486.47	\$18,035,117.99	\$146,626.98	\$14,004.84
SF 72'	62	\$8,307,785.23	\$11,404,912.75	\$183,950.21	\$17,569.70
Paired Villa	92	\$6,431,833.73	\$8,829,609.87	\$95,974.02	\$9,166.80
TH 20'	108	\$3,984,940.46	\$5,470,519.16	\$50,652.96	\$4,838.03
Cottage - Single	143	\$4,859,801.91	\$6,671,527.39	\$46,654.04	\$4,456.08
Cottage - Double	88	\$2,563,411.99	\$3,519,047.41	\$39,989.18	\$3,819.50
Total	917	\$67,275,000.00	\$92,355,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

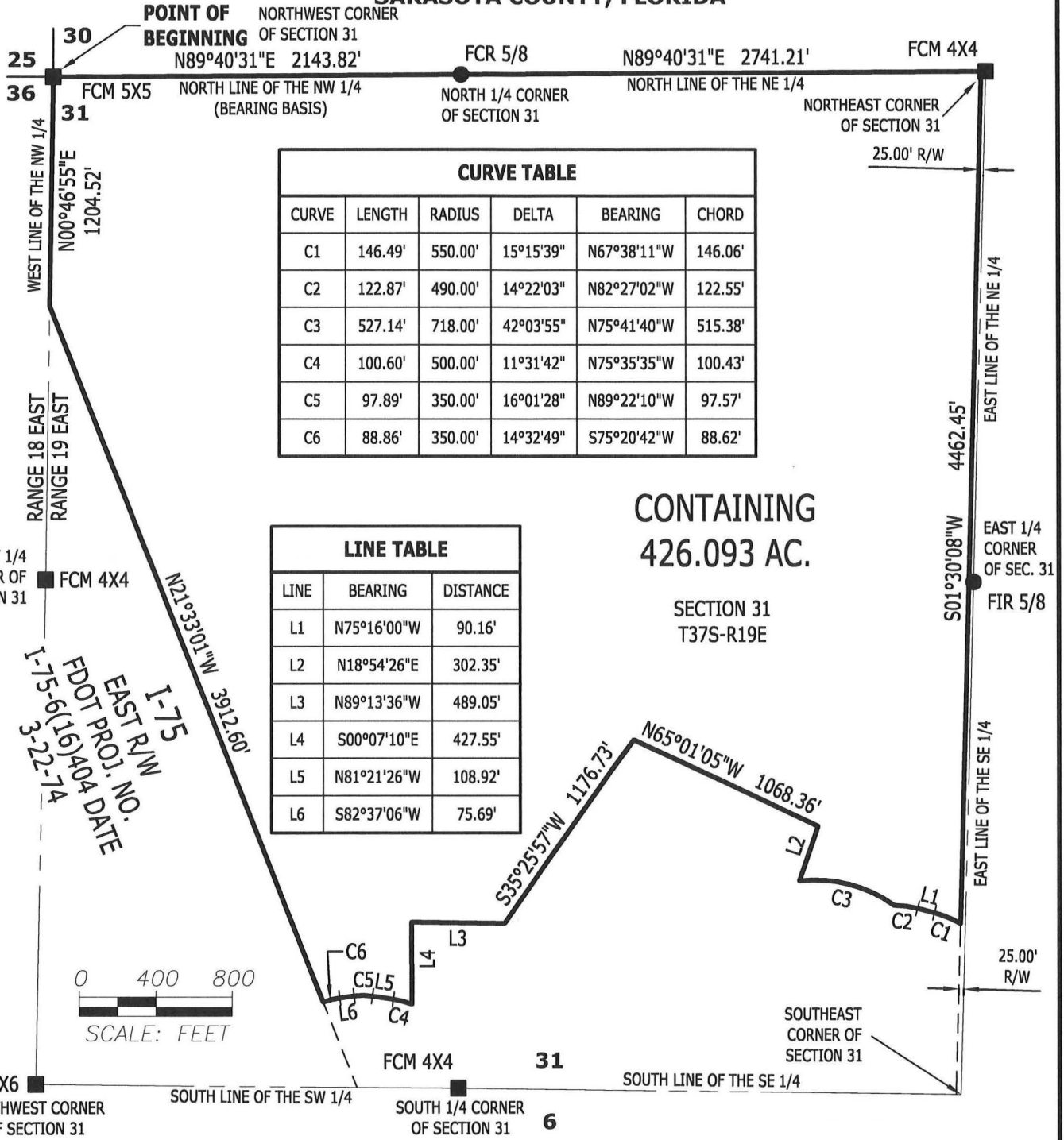
** Includes county collection costs estimated at 3% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit “A”

Series 2022 Bond Assessments in the total estimated amount of \$ 92,355,000 are proposed to be levied uniformly over the area described in the following pages:

THIS IS NOT A SURVEY

**SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA**

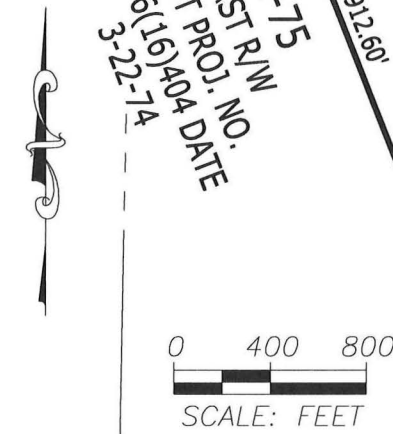


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	146.49'	550.00'	15°15'39"	N67°38'11"W	146.06'
C2	122.87'	490.00'	14°22'03"	N82°27'02"W	122.55'
C3	527.14'	718.00'	42°03'55"	N75°41'40"W	515.38'
C4	100.60'	500.00'	11°31'42"	N75°35'35"W	100.43'
C5	97.89'	350.00'	16°01'28"	N89°22'10"W	97.57'
C6	88.86'	350.00'	14°32'49"	S75°20'42"W	88.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°16'00"W	90.16'
L2	N18°54'26"E	302.35'
L3	N89°13'36"W	489.05'
L4	S00°07'10"E	427.55'
L5	N81°21'26"W	108.92'
L6	S82°37'06"W	75.69'

**CONTAINING
426.093 AC.**

SECTION 31
T37S-R19E



1-75
EAST R/W
FDOT PROJ. NO.
1-175-6(16)404
DATE
3-22-14

Z:\SURVEY\00040\2018\0137\Production\Drawings\Revised Area A - Sketch & Legal.dwg, January 14, 2021 9:24 AM, ARDURRA GROUP, INC.

NEAL COMMUNITIES

PARCEL CONTAINING 426.093 ACRES

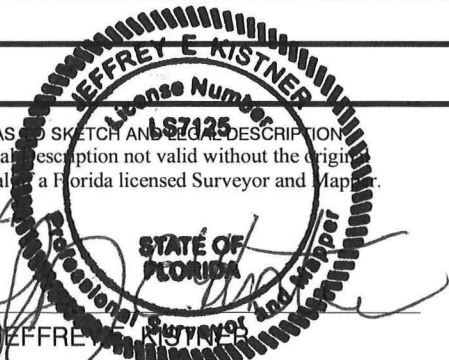
SCALE 1"=800'	DATE 2021-01-14	JOB No. 00040-2018-0137-00		
DRAWN JEK	CHECKED JEK	SECTION 31	TOWNSHIP 37S	RANGE 19E

CERTIFIED AS A SKETCH AND LEGAL DESCRIPTION
Sketch and Legal description not valid without the origin
signature and seal of a Florida licensed Surveyor and Mapper.

2021-01-14



2930 University Parkway
Sarasota, Florida 34243
Phone: (941) 358-6500
www.Ardurra.com
License #2610



JEFFREY E. KISTNER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS7125
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION (ARDURRA GROUP, INC)

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE THE FOLLOWING 2 (TWO) COURSES ALONG THE NORTH LINE OF SAID SECTION 31, 1. NORTH 89°40'31" EAST, A DISTANCE OF 2,143.82 FEET; 2. NORTH 89°40'31" EAST A DISTANCE OF 2,741.21 FEET TO A LINE LYING 25.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 31; THENCE ALONG SAID LINE, SOUTH 01°30'08" WEST, A DISTANCE OF 4,462.45 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE LEAVING SAID LINE, WESTERLY 146.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 15°15'39", AND A CHORD BEARING AND DISTANCE OF NORTH 67°38'11" WEST 146.06 FEET; THENCE NORTH 75°16'00" WEST, A DISTANCE OF 90.16 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 122.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 14°22'03", AND A CHORD BEARING AND DISTANCE OF NORTH 82°27'02" WEST 122.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 527.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE OF 42°03'55", AND A CHORD BEARING AND DISTANCE OF NORTH 75°41'40" WEST 515.38 FEET; THENCE NORTH 18°54'26" EAST, A DISTANCE OF 302.35 FEET; THENCE NORTH 65°01'05" WEST, A DISTANCE OF 1,068.36 FEET; THENCE SOUTH 35°25'57" WEST, A DISTANCE OF 1,176.73 FEET; THENCE NORTH 89°13'36" WEST, A DISTANCE OF 489.05 FEET; THENCE SOUTH 00°07'10" EAST, A DISTANCE OF 427.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 100.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°31'42", AND A CHORD BEARING AND DISTANCE OF NORTH 75°35'35" WEST 100.43 FEET; THENCE NORTH 81°21'26" WEST, A DISTANCE OF 108.92 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 97.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 16°01'28", AND A CHORD BEARING AND DISTANCE OF NORTH 89°22'10" WEST 97.57 FEET; THENCE SOUTH 82°37'06" WEST, A DISTANCE OF 75.69 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 88.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 14°32'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°20'42" WEST 88.62 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 75, ACCORDING TO FDOT PROJECT NO. I-75-6(16)404, DATED 3-22-1974; THENCE NORTH 21°33'01" WEST, ALONG SAID EAST LINE A DISTANCE OF 3,912.60 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00°46'55" EAST, ALONG SAID WEST LINE A DISTANCE OF 1,204.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 426.093 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, BEING NORTH 89°40'31" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

NEAL COMMUNITIES

PARCEL CONTAINING 426.093 ACRES



2930 University Parkway
Sarasota, Florida 34243
Phone: (941) 358-6500
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Z:\SURVEY\00040\2018\01\37\Production\Drawings\Revised Area A - Sketch & Legal.dwg, January 14, 2021 9:45 AM, ARDURRA GROUP, Inc.

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

5

RESOLUTION 2022-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, TYPE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; RATIFYING AND CONFIRMING THE ENGINEER’S REPORT AND MASTER ASSESSMENT REPORT.

WHEREAS, the Board of Supervisors (the “Board”) of the Lakes of Sarasota Community Development District 2 (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements"), as same are described in that certain Lakes of Sarasota Community Development District 2 Report of District Engineer, dated May, 2022, and approved by the District on July 13, 2022, (the “Engineer’s Report”), which Engineer’s Report is attached hereto as **Exhibit “A”** and incorporated herein by reference; and,

WHEREAS, it is in the best interest of the District to pay the costs of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes, (the "Assessments"); and,

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments (as defined below); and,

WHEREAS, the District hereby determines that benefits will accrue to the lands upon which the Assessments shall be placed, (the “Series 2022 Assessment Lands”), the legal description describing same being attached hereto as **Exhibit “C,”** and incorporated herein; and,

WHEREAS, the District hereby determines that benefits will accrue to the Series 2022 Assessment Lands, the amount of those benefits has been determined, and that special assessments will be made in proportion to the benefits received, all as set forth in that certain Lakes of Sarasota Community Development District 2 Master Special Assessment Methodology Report dated June 1, 2022, and approved by the District on July 13, 2022, (the “Assessment Report”), the same of which is attached hereto as **Exhibit “B,”** and incorporated herein; and,

WHEREAS, the Engineer’s Report, the Assessment Report and all matters described herein this Resolution 2022-32 are on file at 2300 Glades Road, Ste. 410W, Boca Raton, Florida, 33421, (the “District Records Office”), and same can also be reviewed at 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, (the “Local District Records Office”); and,

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2:

1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature, type and general location of, and plans and specifications for, the Improvements, as well as the assessment plat denoting the lands upon which the Improvements shall be made and Assessments levied, including all costs of the Improvements associated therewith that shall be paid by Assessments, are described in Exhibit "A," and are on file at the District Records Office and the Local District Records Office. Exhibit "B" is also on file and available for public inspection at the same locations, and it further describes the costs of the Improvements, amount of Assessments, manner in which the Assessments shall be paid, the timeframe for paying the Assessments, and all such additional information as required by Sections 170.03 through 170.07, Florida Statutes. Attached hereto as Exhibit "C," and incorporated herein, is a further description of the Series 2022 Assessment Lands upon which the Improvements shall be made and Assessments levied, which Series 2022 Assessment Lands are further described as: “All lots and lands adjoining and contiguous or bounding and abutting the Improvements or specially benefitted thereby and further designated by the assessment plat, as hereinafter provided.”
3. The total estimated cost of the Improvements is \$67,275,000.00 (the “Estimated Cost”).
4. The Assessments will defray approximately \$92,355,000.00, which amount includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit "B", including provisions for additional and supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat as hereinafter provided.
7. There is on file, at the District Records Office and the Local District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the

Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit "B"** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Sarasota County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.

12. The Board does hereby ratify and confirm the Engineer's Report and Assessment Report, attached hereto as **Exhibit "A"** and **Exhibit "B,"** respectively, which reports were previously presented to the Board and approved on July 13, 2022.

13. This Resolution replaces Resolution 2022-29, and Resolution 2022-29 is hereby rescinded.

14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of August, 2022.

ATTEST:

**BOARD OF SUPERVISORS OF THE
LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT 2**

Chesley E. Adams, Jr.
Secretary/ Asst. Secretary

Pete Williams
Chairman/Vice-Chairman

Exhibit "A": Lakes of Sarasota Community Development District 2 Report of District Engineer, dated May, 2022, and approved by the District on July 13, 2022

Exhibit "B": Lakes of Sarasota Community Development District 2 Master Special Assessment Methodology Report dated June 1, 2022, and approved by the District on July 13, 2022

Exhibit "C": Series 2022 Assessment Lands Legal Description

Exhibit "A"

Engineer's Report

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
Report of District Engineer
May, 2022**

Prepared for:
**Lakes of Sarasota
Community Development District 2
Sarasota County, Florida**

Prepared by:
**D. Shawn Leins, P.E.
AM Engineering, LLC
Sarasota, Florida**

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INTRODUCTION

The Lakes of Sarasota Community Development District 2 (the "District") encompasses approximately 426.1 acres, more or less, within Sarasota County, Florida, and is located in Section 31, Township 37 South, and Range 19 East. Primary access will be provided from Ibis Street. Exhibit A is a Vicinity Map that represents the site location. Exhibit B is an adjacent roadway map that represents the surrounding road network.

The property was rezoned by Sarasota County on December 07, 2021 under Rezone Petition 20-12 and Ordinance No. 2020-072. The rezone from OUE-1 to Village Planned Development (VPD) allows for up to 1,021 residential dwelling units. There were fifteen stipulations and thirteen modifications. associated with the rezone. Please see Exhibit E for the Rezone Ordinance.

DEVELOPMENT DESCRIPTION

The District is primarily bound on the west by I-75 and undeveloped property, bound on the north by The Lakes of Sarasota CDD (Grand Park residential development), bound on the east by Ibis Street and south by agricultural land.

The proposed Lakes of Sarasota CDD 2 development will consist of single-family lots, townhomes, paired villas and a 25 +/- acre parcel which will be multifamily development.

The proposed plan for the development of the property includes three phases (see Exhibit C).

Phase 1 will be developed as single-family detached residential lots. The total number of lots is currently planned to be approximately 185 units. This phase will also include an amenity site.

Phase 2 will be developed as single-family detached residential lots, townhomes and paired villas. The total number of lots is currently planned to be approximately 501 units.

Phase 3 will be the 25 acre multifamily development. The total number of multifamily units is currently planned to be approximately 231.

The District has been established in accordance with applicable Florida Statutes as a Community Development District which is a local unit of special-purpose government. Exhibit D provides a Metes & Bounds Boundary Description of the District. The lands within the District are presently intended for development to be known as Strazzer Development (the "Community"). The majority of all construction and development activities associated with the Community are wholly contained within or contiguous to the limits established for the District.

There are three types of offsite improvements associated with the District:

1. The construction along Ibis Street, including southbound to westbound turn lanes at the north, central and south access points.
2. Construction of force mains and master pump station.
3. Reclaimed water lines to provided irrigation.
4. Domestic water mains to provide a redundant looped water system to provide both water quantity and water quality.

These improvements are in the benefit of the District and the public and are required for development. The offsite road improvements will ultimately be owned and maintained by Sarasota County. The construction of force mains and master pump station will be ultimately owned by the Sarasota County.

The District is governed by a Board of Supervisors consisting of five (5) members. The Board of Supervisors are as follows. Their terms, powers and duties are as described in Chapter 190, Florida Statutes:

- a) Priscilla Heim
- b) Kris Watts
- c) Dale Weidemiller
- d) Pete Williams
- e) John Blakley

Management of the District is currently performed on a contractual basis by Wrathell, Hunt and Associates, LLC (the “District Manager”). Vogler Ashton, PLLC, currently serves as District Counsel (the “District Counsel”). AM Engineering, LLC is currently the District Engineer (the “District Engineer”). The District Manager oversees the operation and maintenance of the District, as supervised by the Board of Supervisors.

PURPOSE AND SCOPE

The District was established for the purpose of financing or acquiring, constructing, maintaining and operating all or a portion of the infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the infrastructure improvements necessary for development activities as well as to be financed and/or acquired by the District. The District will finance, acquire and/or construct, operate, and maintain a portion of the infrastructure improvements that are needed to serve the Community and allocate the costs for these infrastructure improvements to the property owners within the District. Flagship National Property Group, LLC is currently the owner of all the lands within the District, (“Owner”). Some infrastructure improvements may be completed by the Owner that may be acquired by the District with proceeds of bonds issued by the District. The District may also accept the assignment of partially completed infrastructure improvement contracts from the Owner with proceeds of funds provided by a

construction funding agreement between the District and the Owner and/or from bonds issued by the District. The Owner will finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the District. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the lands within the District as required by Sarasota County. This Engineer's Report reflects the District's present intentions. The implementation and completion of the Capital Improvement Program ("CIP") outlined in this Report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements. Cost estimates contained in this Report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

LAND USE

As stated previously, the District consists of 426.1 acres, more or less. The potential land uses within the District consist of the single-family residential sites, multi-family sites, conservation areas, jurisdictional wetlands, wetland buffers, stormwater management areas, parks, and recreational and other amenity facilities.

GOVERNMENTAL ACTIONS

The property was rezoned by Sarasota County on December 07, 2021 under Ordinance No. 2021-072. The rezone from OUE-1 to Village Planned Development (VPD) allows for up to 1,021 residential units.

Applications for development permits and approvals will need to be processed for the appropriate federal, state and/or county governmental agencies consistent with respective regulations. A list of the significant approvals that are required is shown below and a status summary is shown in Exhibit F.

The following permits are required for the District:

- **Sarasota County**
 - Rezone – Ordinance 2021-072
 - Neighborhood Plan Approval-status: under County review
 - Master Stormwater Management-status: under County review

- Utility Plan Approval-plans not yet complete
- Concurrent Site Development/Construction Plan Approval from Sarasota County-plans not yet complete
- Final Plat Approval-Final plat not yet complete
- **Florida Department of Environmental Protection (implemented by Sarasota County Utilities)**
 - Permit to Construct Water Distribution Systems
 - Permit to Construct Wastewater Collection Systems
- **Southwest Florida Water Management District**
 - Environmental Resource-plans not yet complete
- **Army Corps of Engineers:**
 - Nationwide
 - US Fish & Wildlife Service

Compliance with the Rezone Conditions of Approval and permitting requirements is currently being accomplished. It is AM Engineering, LLC's opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development.

INFRASTRUCTURE BENEFIT

The project includes the construction of two types of public benefits. These proposed infrastructure improvements include:

1. Project-wide public benefits; and
2. Incidental public benefits.

The project-wide public benefits are provided by infrastructure improvements that serve all residents in the District. These public infrastructure improvements include: amenities, entry monuments, landscaping, streetlights, gates, offsite roadway improvements, wastewater, potable water, reclaimed water and irrigation systems, underground electrical systems, and stormwater management improvements.

Incidental public benefits include those benefits to the general public who do not necessarily reside within the District.

The proposed infrastructure improvements identified in this Report to be funded by the District are intended to provide specific benefit to the assessable real property within the boundaries of the District. The construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the assessable property intended for development and use. As noted, the District may construct, acquire, own operate and/or maintain all or any portion of the proposed infrastructure. As also noted earlier, the Owner will construct or cause to be constructed the infrastructure not constructed by the District.

The District will operate and maintain the infrastructure improvements as noted in Table 1.

CAPITAL IMPROVEMENT PROGRAM

The District's Capital Improvement Program (“CIP”) includes infrastructure improvements that will provide special benefit to all lands within the District. Said improvements include earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities. District improvements also include landscaping, street lighting, entry monuments and gates. The costs for engineering survey, design and inspection of these elements, other professional services associated with design and construction, permitting, as well as costs for legal and engineering services associated with administering some aspects of the CIP, have been included.

As mentioned, the District will finance, acquire operate, and/or maintain a portion of the infrastructure improvements that are needed to serve the development. The District may acquire some infrastructure improvements that have been completed and may also accept the assignment of partially completed infrastructure improvement contracts from the Owner. The Owner will finance and construct the balance of the infrastructure improvements needed for development of the lands within the District that is not financed by the District.

The current plan of development is to develop both single-family detached units, attached units and multifamily units. Currently a total of approximately 917 residential units are being planned for phased development within the District. Phasing of the CIP will be based on market conditions, development phasing and the requirements for roadway improvements.

The estimated total cost of the CIP is \$67,275,000.00. Refer to Exhibit G for a summary of the costs by infrastructure category and phase for the CIP.

ROADWAYS

District Funded Offsite Roadways:

The Transportation Impact Analysis required by Sarasota County requires certain off-site roadway improvements to be completed as a condition of development of the Community. The District will fund these offsite improvements.

The current plan of development requires the following offsite transportation improvements; the costs of which are included in the estimated project costs in Exhibit G.

- Ibis Street
- Turn lanes on Ibis Street

District Funded Internal Roadways:

The design of roadways within the District will comply with Sarasota County's code requirements. Based on the current plan of development, the District will fund and construct undivided 2-lane roads providing access to the residential units and amenities. When completed, the District will own, operate and/or maintain the roadways within the District.

UTILITIES

The District will fund and construct the potable water distribution system, the wastewater collection and transmission system, the reclaimed water distribution systems, and the irrigation water systems.

Potable Water and Reclaimed

The District is within Sarasota County Service Area for the provision of potable water and reclaimed water. When these utilities are completed by the district, Sarasota County will then own, operate and maintain the public potable water distribution system and reclaimed water supply systems.

Sewer

The District is within Sarasota County Service Area for the provision of sewer service. When these utilities are completed by the district, Sarasota County will then own, operate and maintain the public wastewater collection system.

Underground Electrical System

The underground electrical system will be privately funded. FP&L will own, operate, and maintain the underground electrical system.

STORMWATER MANAGEMENT SYSTEM

Sarasota County and the Southwest Florida Water Management District ("SWFWMD") regulate the design criteria for the stormwater management system within the District. The District lies within the Little Sarasota Bay Watershed within the South Creek Drainage Basin. The pre-development site runoff and water management criteria have been established by Sarasota County and SWFWMD.

The stormwater management system for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District based on regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions are a requirement of more than one regulatory agency and are an integral part of the infrastructure improvements constructed with development projects.
6. To preserve the function of the floodplain storage during the 100-year storm event.

The stormwater management system provides a system for the District that optimizes the drainage, collection, treatment and attenuation of stormwater runoff.

The District will fund, construct, acquire, operate and/or maintain the stormwater management system.

The stormwater collection and outfall systems will be a combination of site grading, earthwork including stabilization, curb inlets, pipe culverts, control structures, open waterways and wetland conservation areas. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures.

LANDSCAPE AND HARDSCAPE

Internal roads and some parks and open space will be irrigated and landscaped. Walls, berms or fencing with or without landscaping will provide buffering in accordance with Sarasota County regulatory requirements. The District will fund and construct the landscaping along the roads, the open space or park areas, retaining walls, buffer walls, fencing and landscape buffers within the District's boundary. The District will be responsible for operation and maintenance of these items.

Master development and village signage and monumentation will also be funded and constructed by the District and maintained by the District.

RECREATIONAL FACILITIES

The District will fund and construct the amenity center within the Development, including certain recreational facilities and other passive recreational features. The recreational components will generally be within District open space, parks and other public areas. The District will operate and maintain the recreational facilities.

PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, additional requirements of governmental agencies, market conditions, and other unknown factors that may occur throughout the course of development and construction of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below in the table.

Table 1: Ownership and Maintenance			
<u>Proposed Infrastructure</u>	<u>Funding</u>	<u>Ownership</u>	<u>Maintenance</u>
Potable Water	CDD	COUNTY	COUNTY
Sewer	CDD	COUNTY	COUNTY
Reclaim	CDD	COUNTY	COUNTY
Excavation of Ponds	CDD	CDD	CDD
Drainage System including curb	CDD	CDD	CDD
Offsite Public Roads (outside of gates)	CDD	COUNTY	COUNTY
Offsite public utilities	CDD	COUNTY	COUNTY
Street Lights	CDD	CDD	CDD
Landscaping	CDD	CDD	CDD
Amenities	CDD	CDD	CDD
Gates	CDD	CDD	CDD
Roads	CDD	CDD	CDD
Electrical	PRIVATE	FP&L	FP&L

PROJECT COSTS

The estimated District Funded total cost of the CIP is \$67,275,000.00. Refer to Exhibit G for a summary of the costs by infrastructure category for the CIP.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by Sarasota County. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The permits and regulatory approvals identified in this Report are sufficient for the completion of the CIP as described in the development plans. The platting, design and permitting for the development are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this Report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, and developing construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure

improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The total construction cost estimate for the infrastructure that has been developed in this Report is only an estimate and not a guaranteed maximum price. The estimated cost is based on recent cost information concerning construction and professional services for similar developments in this area of the County applied to the current plan of development. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on any proposed bonds, the District should also levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District owned improvements.

D. Shawn Leins, P.E

Lakes or Sarasota Community Development District 2 Engineer FL Registration No.: 41078

EXHIBIT A

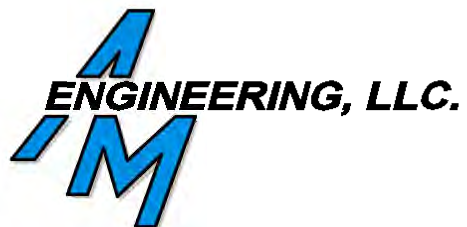


EXHIBIT B

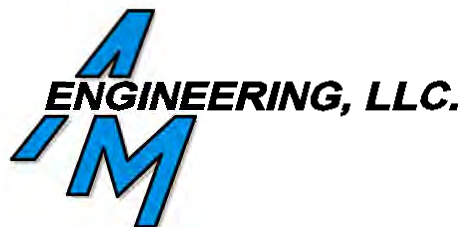
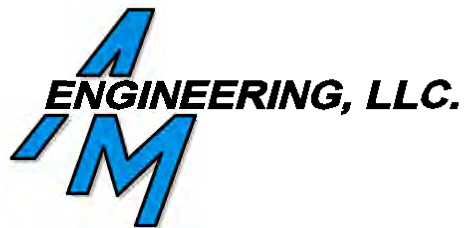


EXHIBIT C



TELEGRAPH RD

PROPERTY BOUNDARY

NEIGHBORHOOD ONE

VILLAGE CENTER

NEIGHBORHOOD TWO

VILLA LOTS 303-332

VILLA LOTS 333-364

TOWNHOME LOTS 395-502

INTERSTATE 76 (SOUTH)
INTERSTATE 75 (NORTH)

16th St

STRAZZERA SUBDIVISION:
917 TOTAL LOTS/UNITS

NSH LOT PRODUCT:
185 TOTAL LOTS

87'x140' LOT (183)

76'x140' LOT (2)

NGSWL LOT PRODUCT:
501 TOTAL LOTS

46'x120' LOT (38)

80'x120' LOT (203)

70'x130' PAIRED VILLA (2) FROM STREET

30'x130' VILLA (1) AND 30'x130' VILLA (1)

30'x100' TOWNHOME LOT (100)

HOMES BY TOWN PRODUCT:
231 TOTAL UNITS

SINGLE UNIT (143)

DOUBLE UNIT (88) (20 TOTAL LOTS)

AM Engineering 2022 Based: 4/29/2022 2:30:31 PM MRSKJLMD | Project: 4/29/2022 2:30:31 PM MRSKJLMD | Path: \\V:\data\MSKJLMD\01\strazza\strazza\Phase 1\plans\01\NSH\LP-01.dwg



8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengllc.com
CA #33105 | LB #4334

NEIGHBORHOOD PLAN

Lakes of Sarasota CDD 2 | Sarasota, Florida | April 2022

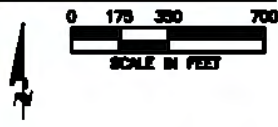
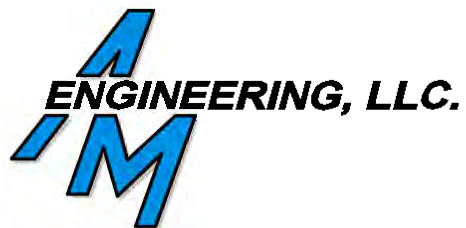
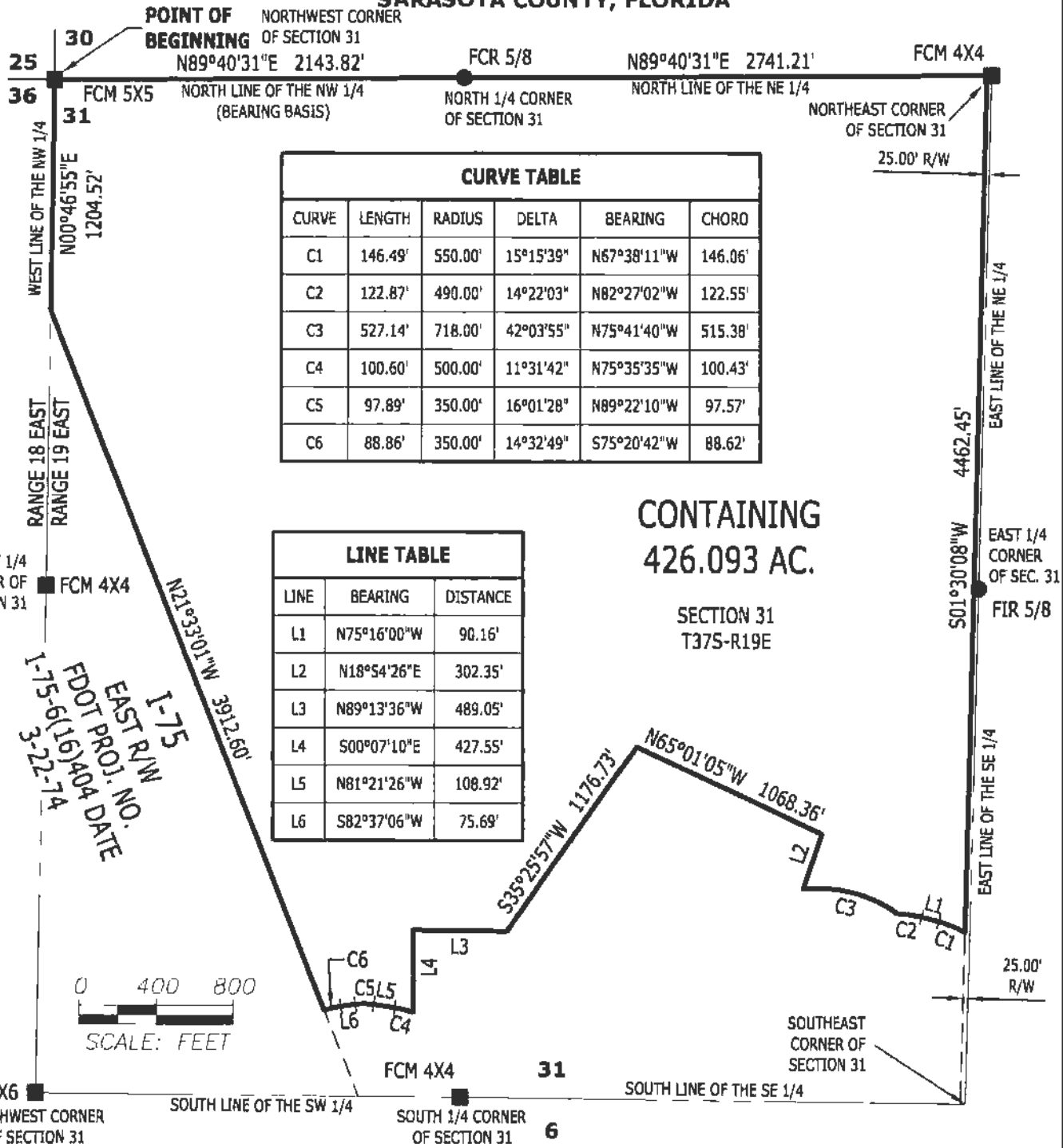


EXHIBIT D



THIS IS NOT A SURVEY

**SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORO
C1	146.49'	550.00'	15°15'39"	N67°38'11"W	146.06'
C2	122.87'	490.00'	14°22'03"	N82°27'02"W	122.55'
C3	527.14'	718.00'	42°03'55"	N75°41'40"W	515.38'
C4	100.60'	500.00'	11°31'42"	N75°35'35"W	100.43'
C5	97.89'	350.00'	16°01'28"	N89°22'10"W	97.57'
C6	88.86'	350.00'	14°32'49"	S75°20'42"W	88.62'

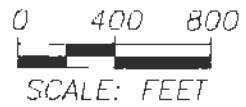
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°16'00"W	90.16'
L2	N18°54'26"E	302.35'
L3	N89°13'36"W	489.05'
L4	S00°07'10"E	427.55'
L5	N81°21'26"W	108.92'
L6	S82°37'06"W	75.69'

**CONTAINING
426.093 AC.**

SECTION 31
T37S-R19E

WEST 1/4
CORNER OF
SECTION 31

1-75
EAST R/W
FOOT PROJ. NO.
1-175-9(16)404
DATE
3-22-14



FCM 6X6
SOUTHWEST CORNER
OF SECTION 31

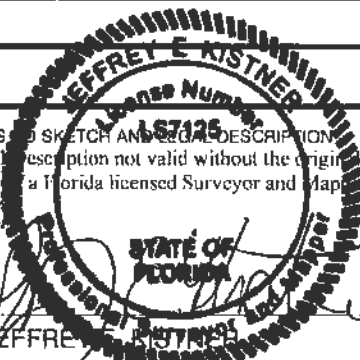
NEAL COMMUNITIES

PARCEL CONTAINING 426.093 ACRES

SCALE 1"=800'	DATE 2021-01-14	JOB No 00040-2018-0137-00		
DRAWN JEK	CHECKED JEK	SECTION 31	TOWNSHIP 37S	RANGE 19E

CERTIFIED AS A SKETCH AND LEGAL DESCRIPTION
Sketch and Legal description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper

2021-01-14



JEFFREY E. KISTNER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS7125
CERTIFICATE OF AUTHORIZATION No. LB 2610



2930 University Parkway
Sarasota, Florida 34243
Phone: (941) 358-6500
www.Ardurra.com
License #2610

Z:\SURVEY\00040\2018\0137\Production\Drawings\Revised Area A - Sketch & Legal.dwg, January 14, 2021 9:24 AM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION (ARDURRA GROUP, INC)

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE THE FOLLOWING 2 (TWO) COURSES ALONG THE NORTH LINE OF SAID SECTION 31, 1. NORTH 89°40'31" EAST, A DISTANCE OF 2,143.82 FEET; 2. NORTH 89°40'31" EAST A DISTANCE OF 2,741.21 FEET TO A LINE LYING 25.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 31; THENCE ALONG SAID LINE, SOUTH 01°30'08" WEST, A DISTANCE OF 4,462.45 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE LEAVING SAID LINE, WESTERLY 146.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 15°15'39", AND A CHORD BEARING AND DISTANCE OF NORTH 67°38'11" WEST 146.06 FEET; THENCE NORTH 75°16'00" WEST, A DISTANCE OF 90.16 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 122.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 14°22'03", AND A CHORD BEARING AND DISTANCE OF NORTH 82°27'02" WEST 122.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 527.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE OF 42°03'55", AND A CHORD BEARING AND DISTANCE OF NORTH 75°41'40" WEST 515.38 FEET; THENCE NORTH 18°54'26" EAST, A DISTANCE OF 302.35 FEET; THENCE NORTH 65°01'05" WEST, A DISTANCE OF 1,068.36 FEET; THENCE SOUTH 35°25'57" WEST, A DISTANCE OF 1,176.73 FEET; THENCE NORTH 89°13'36" WEST, A DISTANCE OF 489.05 FEET; THENCE SOUTH 00°07'10" EAST, A DISTANCE OF 427.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 100.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°31'42", AND A CHORD BEARING AND DISTANCE OF NORTH 75°35'35" WEST 100.43 FEET; THENCE NORTH 81°21'26" WEST, A DISTANCE OF 108.92 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 97.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 16°01'28", AND A CHORD BEARING AND DISTANCE OF NORTH 89°22'10" WEST 97.57 FEET; THENCE SOUTH 82°37'06" WEST, A DISTANCE OF 75.69 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 88.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 14°32'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°20'42" WEST 88.62 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 75, ACCORDING TO FDOT PROJECT NO. I-75-6(16)404, DATED 3-22-1974; THENCE NORTH 21°33'01" WEST, ALONG SAID EAST LINE A DISTANCE OF 3,912.60 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00°46'55" EAST, ALONG SAID WEST LINE A DISTANCE OF 1,204.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 426.093 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, BEING NORTH 89°40'31" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

NEAL COMMUNITIES

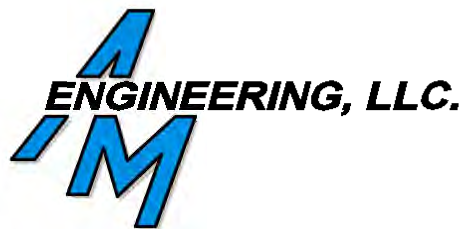
PARCEL CONTAINING 426.093 ACRES



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EXHIBIT E



2021 DEC -3 AM 9:55

ORDINANC NO 1- 7

KAREN E. PUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP, AS PART OF CHAPTER 124 OF THE SARASOTA COUNTY CODE, LATING O ONING ITREN HE T Z W UNINCORPORATED REA F A ARASOTA S OUNTY; C PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ONING AP; ROVIDING ESTRICTIONS, P R STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

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

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

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 20-12, requesting rezoning of the property described herein.
2. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Chapter 124 of the Sarasota County Code (hereinafter "the Unified Development Code"), and has considered the information received at said public hearing.
3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance
- 4 Pursuant to the provisions of Article VII of Chapter 4 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 4 of this Ordinance, adequate levels of service are anticipated to be available.

SECTION . A nd of the Zoning Ordinance. The Official Zoning Map adopted under Article 6 of the Unified Development Code, is hereby amended by changing the zoning district classification for approximately 426 acres from OUE-1 to VPD district with stipulations for the following described property located in Sarasota County, Florida: m

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 07 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: m

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 07 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE THE FOLLOWING 2 (TWO) COURSES ALONG THE NORTH LINE OF SAID SECTION 31, 1. NORTH 89°40'31" EAST, A DISTANCE OF 2,143.82 FEET; 2. NORTH 89°40'31" EAST A DISTANCE OF 2,741.21 FEET TO A LINE LYING 25.00

FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 31; THENCE ALONG SAID LINE, SOUTH 01°30'08" WEST, A DISTANCE OF 4,462.45 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE LEAVING SAID LINE, WESTERLY 146.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 15°15'39", AND A CHORD BEARING AND DISTANCE OF NORTH 67°38'11" WEST 146.06 FEET; THENCE NORTH 75°16'00" WEST, A DISTANCE OF 90.16 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 122.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 14°22'03", AND A CHORD BEARING AND DISTANCE OF NORTH 82°27'02" WEST 122.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 527.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE OF 42°03'55", AND A CHORD BEARING AND DISTANCE OF NORTH 75°41'40" WEST 515.38 FEET; THENCE NORTH 18°54'26" EAST, A DISTANCE OF 302.35 FEET; THENCE NORTH 65°01'05" WEST, A DISTANCE OF 1,068.36 FEET; THENCE SOUTH 35°25'57" WEST, A DISTANCE OF 1,176.73 FEET; THENCE NORTH 89°13'36" WEST, A DISTANCE OF 489.05 FEET; THENCE SOUTH 00°07'10" EAST, A DISTANCE OF 427.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 100.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°31'42", AND A CHORD BEARING AND DISTANCE OF NORTH 75°35'35" WEST 100.43 FEET; THENCE NORTH 81°21'26" WEST, A DISTANCE OF 108.92 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 97.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 16°01'28", AND A CHORD BEARING AND DISTANCE OF NORTH 89°22'10" WEST 97.57 FEET; THENCE SOUTH 82°37'06" WEST, A DISTANCE OF 75.69 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 88.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 14°32'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°20'42" WEST 88.62 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 75, ACCORDING TO FDOT PROJECT NO. I-75-6(16)404, DATED 3-22-1974; THENCE NORTH 21°33'01" WEST, ALONG SAID EAST LINE A DISTANCE OF 3,912.60 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00°46'55" EAST, ALONG SAID WEST LINE A DISTANCE OF 1,204.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 426.093 ACRES.

SECTION 3. Modifications. Pursuant to Article 14, Section 124-272(k)(5) of the Sarasota County Unified Development Code, the Board approves the following Planned District modifications:

1. **(Village Center) Modification to Article 14, Section 124-271(c)(3)b.** - A modification to the minimum requirement for Nonresidential development within the Village Center from 50,000 gross leasable square feet to zero square feet.
2. **(Village Center) Modification to Article 14, Section 124-271(c)(4)e.** - A modification to the requirement for land use mix within the Village Center for Commercial/Retail/Office uses from a minimum of 25% to a minimum of 0%.
3. **(Recording Conservation Easement) Modification to Article 14, Section 124-271(i)(3)b.** - A modification to the timing for recording of Open Space/Conservation easement from the final approval of the Master Land Use Plan and prior to the Construction Plan approval to the time of platting of the individual neighborhood/final subdivision platting.

4. **(Recording Conservation Easement) Modification to Article 14, Section 124-271(i)(3)b.** - A modification to the amount of acreage required with the initial easement from 1,000 acres to the acreage necessary to support the respective platted area.
5. **(Alternative Roadways Standards) Modification to Article 14, Section 124-271(h)(3)c.2.** - A modification to allow alternative Minimum Street Design Specifications as indicated in the design sections provided for Type A and Type C streets in the attached Map Series (in addition to those street design standards contained in the Unified Development Code 2050 Regulations). This modification does not relieve that applicant from the requirements for elements not included in the attached street sections.
6. **(Multi-Use Trails) Modification to Article 14, Section 124-271(h)(3)b.1.; 124-271(h)(3)b.3.ii.a); 124-271(h)(3)c.2. and Figure VOS-18)** - A modification from the multi-use trail location, pavement and width standards to those provided in Map H-1a - Mobility Plan; Map H-1b - Roadway Sections Types A & C; Map I-1a - Parks and Recreation Plan; and Map I-1b - Parks and Recreation Table.
7. **(Intersection Distances) Modification to Article 14, Section 124-271(h)(3)b.2(iii)d)** - A modification from the intersection separation maximum distances of 1,000 feet to those provided in Map H-1d - Blocks Greater Than 1000 Feet.
8. **(Side Lot Easements) Modification to Article 18, Section 124-310 Appendix B11 - Miscellaneous Plat Notes - Lot Line Easements** - A modification of the side lot line easements from five (5) feet to two and one half (2.5) feet when the following conditions are met:
 - a. The Owner shall demonstrate that the Subdivision Plan is designed so side lot swales will provide sufficient capacity to carry runoff from the highest storm event without overtopping. Calculations shall include sufficient rationale for each coefficient value used, a graphical representation of contributing area, a formal written statement with explanation of calculated conclusions, and be signed and sealed by a Professional Engineer currently licensed to practice in the State of Florida; and
 - b. The general midpoints of the lot are the elevation highpoints of the side yards and stormwater runoff is designed to split the discharge to both the front and rear of the lot, with no less than 40% to either side; and
 - c. No walkways or driveways or other paved surfaces shall be located in the side lot easement; and
 - d. There shall not be any encroachment of mechanical equipment pads and systems into the easement; and
 - e. Mechanical equipment pads and systems must maintain a minimum ten foot (10') separation from other mechanical equipment pads and systems; and
 - f. The recorded Deed Restrictions shall state that reduced easement areas shall be kept free of all accessory equipment, rooted trees, palms, shrubs or other landscaping.

9. **(Side Lot Easements) Modification to Article 13, Section 124-255(c)(4)b.** Easements and rights-of-way - A modification of the side lot line easements from five (5) feet to two and one half (2.5) feet when the following conditions are met:
- a. The Owner shall demonstrate that the Subdivision Plan is designed so side lot swales will provide sufficient capacity to carry runoff from the highest storm event without overtopping. Calculations shall include sufficient rationale for each coefficient value used, a graphical representation of contributing area, a formal written statement with explanation of calculated conclusions, and be signed and sealed by a Professional Engineer currently licensed to practice in the State of Florida; and
 - b. The general midpoints of the lot are the elevation highpoints of the side yards and stormwater runoff is designed to split the discharge to both the front and rear of the lot, with no less than 40% to either side; and
 - c. No walkways or driveways or other paved surfaces shall be located in the side lot easement; and
 - d. There shall not be any encroachment of mechanical equipment pads and systems into the easement; and
 - e. Mechanical equipment pads and systems must maintain a minimum ten foot (10') separation from other mechanical equipment pads and systems; and
 - f. The recorded Deed Restrictions shall state that reduced easement areas shall be kept free of all accessory equipment, rooted trees, palms, shrubs or other landscaping.
10. **(Side Lot Line Easement) Modification to Article 6, Section 124-72(e)(4)f.** A modification of the minimum side lot line setback easement in which mechanical equipment may be located from three (3) feet to two and one half (2.5) feet from the lot line. Mechanical equipment (accommodation is only applicable to pool equipment and HVAC equipment pads proposed in side yards) on adjacent lots must be staggered and separated by a minimum 10-foot longitudinal clearance from one another.
11. **(Rear Lot Easements) Modification to Article 13, Section 124-255(c)(4)b. and Article 18, Section 124-310 Appendix B11 - Miscellaneous Plat Notes - Lot Line Easements - A** modification of the width of the rear yard easement from eight (8) feet to five (5) feet.
12. **Restricted Access to Neighborhoods) Modification to Article 14, Section 124-271(c)(5)c** - A modification for any streets, other than an arterial or collector roads, which serve individual neighborhoods and are privately maintained may be restricted by gates or other security measures.
13. **(Greenbelt) Modification to Article 14, Section 124-271(j)(1)a.5.** - A modification to reduce the required 500 foot wide Greenbelt along the southern property line to the 50 foot width indicated on C-1a Master Land Use Plan.

SECTION 4. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the Owner or Owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property

described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Unified Development Code, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

Planning

1. Master Land Use Plan Map and Document Series - Development shall take place in substantial accordance with the binding "Master Land Use Plan Map and Document Series" attached hereto as Exhibit "A" The maximum number of units is 1,021. This does not imply or confer any variances from applicable County regulations. The Binding Master Land Use Plan includes the following maps/plans:
 - C-1a - Master Land Use Plan
 - C-1b – Master Development & Phasing Plan
 - C-1c – Residential Types and Site Statistics
 - C-1d – Residential Building Setbacks
 - C-3 – Master Development Plan
 - D-1a – Open Space Plan
 - (F1) DOCC Pre FLUCCS (F1) Habitat Map
 - (F2) DOCC Post FLUCCS (F2) Habitat, Wetland Enhancement & Impact Map
 - (F3) Pre FLUCCS Habitat Map
 - (F4) DOCC Post FLUCCS (F2) Habitat & Wildlife Corridor Map
 - (Prelim Grand Tree Survey) DOCC Post FLUCCS (F2) Habitat & Grand Tree Location Map
 - G-1 Pre-Development Drainage Plan
 - G-1A Pre-Development Drainage Data
 - G-2 Post-Development Drainage Plan
 - G-2A Post-Development Drainage Data
 - H-1a – Mobility Plan
 - H-1b – Blocks Greater than 1000 Feet;
 - I-1a – Parks and Recreation Plan (3 Pages)
 - Type A Street Typical Roadway Section
 - Type C Street Typical Roadway Section
 - Ibis Street Typical Roadway Section
 - Transfer of Development Rights Table

2. Transfer of Development Rights (TDRs) and Incentive Units – The minimum density for the subject property shall be 3 dwelling units per acre of Developed area or 631 units. The maximum number of units shall be 1,021. No Final Subdivision Plat or Site Development Plan may be approved unless the Owner has demonstrated that sufficient development rights are available to meet the number of units in a Final Subdivision Plat or Site Development Plan. The available units must be internal units provided by transferring from the subject property's on-site open space; TDR units transferred from an off -site sending zone or the County TDR Bank; or affordable housing incentive units provided consistent with Article 14 of the Unified Development Code. Each Final Subdivision Plat or Site Development Plan shall document the number and source of the units and the cumulative total of units within the subject property.

As indicated in the TDR Table attached as part of Exhibit "A", the subject site entitled to 0.29 units per acre of developed area (58 units) and an additional 336 units are transferred from the subject site open space (including 19 USB incentive units), for a total of 394 units. The additional 627 units required to reach the maximum of 1,021 units must be provided by TDR units transferred from an off-site sending zone or the County TDR Bank, or affordable housing incentive units.

No Final Subdivision Plat or Site Development Plan shall be approved unless the minimum number of TDRs required are secured through a contract to acquire units from the County TDR Bank, or secured by private transfer of TDRs approved by Sarasota County as meeting the requirements of Article 14 of the Unified Development Code.

3. Community/Affordable Housing – If affordable housing units are to be provided, prior to or concurrent with the approval for the first Neighborhood or Village Center Plan which includes Affordable Units, the Owner shall provide to the County an Affordable Housing Plan, as required by Section 124-271(c)(3)d.5 of the Unified Development Code.

As required by Section 124-271(c)(3)d.5 an annual monitoring report shall be submitted to the County by the owner or his/her successor regarding the affordable housing plan including the sale or rental of affordable units and their sale prices and rental rates.

4. Fiscal Neutrality - Development shall take place in substantial accordance with the Fiscal Neutrality Analysis and Plan dated January 14, 2021, by DPF, Inc., except as necessary to comply with the stipulations herein. The Fiscal Neutrality Plan is in accordance to the proposed development program identified in the Master Land Use Plan Series dated July 26, 2021, and attached hereto as Exhibit "A" (a maximum of 1,021 residential units). Any development in excess of these totals will require approval of a new or revised Fiscal Neutrality Plan. The Fiscal Neutrality Plan does not identify an Alternative Development Scenario. Any totals that deviate from the approved development program will require a new or revised Fiscal Neutrality Plan.

5. Open Space - Open space that is comprised of conserved or preserved native habitats shall be restricted by conservation easements. All other required open space shall be restricted through open space covenants. All such documents shall be in a form approved by the County Attorney.

Environmental Protection

6. With the first Neighborhood or Village Center Plan submittal, the Owner shall provide design details (cross-section, types of structures, signage, etc.) for measures to facilitate wildlife passage across road rights-of-way that cross the Wildlife Corridor as depicted on Map F-4 Wildlife Corridor Plan Map for review by the County during the Neighborhood Plan submittals.
7. Primitive trails within the native habitat Open Space areas shall be no wider than six feet and comprised of natural material or other permeable pathways (e.g., Flexipave). The

County and Owner shall field locate the primitive trails to avoid and minimize impacts within the native habitat.

Transportation

8. Prior to the Plat Approval of the 101st dwelling units for the subject parcel, the Owner shall construct a second fully-functional access point. This second access may be located at the southernmost access to Ibis Street or the cross-access to the adjacent northern parcel. The improvement shall be included in the construction plans for the development.
9. Prior to Plat Approval of the 600th dwelling unit for the subject development, the Owner shall construct a third access point. The improvement shall be included in the construction plans for the development.
10. Prior to or concurrent with the construction of the development's final construction phase, the Owner shall construct Ibis Street from the terminus of the roadway to the southernmost access point. The improvement shall be included in the construction plans for the development.
11. Prior to or concurrent with the development of the subject parcel, the Owner shall construct a southbound to westbound right turn lane on Ibis Street at the development northernmost driveway access point. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual. The improvements shall be included in the construction plans for the development.
12. Concurrent with the construction of the southernmost driveway access point, the Owner shall construct a southbound to westbound right turn lane on Ibis Street at the development southernmost driveway access point. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual. The improvements shall be included in the construction plans for the development.
13. At such time the development meets the warrants for northbound to westbound left turn lanes on Ibis Street at any of the development's three access points, the Owner shall submit construction plans for the left turn lanes for review and approval. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual.
14. At such time the development meets the warrants for a southbound to westbound right turn lane on Ibis Street at the development middle access point, the owner shall submit construction plans for the right turn lane for review and approval. The improvements shall be designed in accordance with Exhibit 212 of the Florida Department of Transportation's Design Manual.
15. The Multi-Use Trail (Co-located Improved Trail) shall be no less than 10-foot in width.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office, or the effective date of Ordinance No. 2018-006, including final resolution of any appeals, whichever is later.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 7th day of December, 2021.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA.


Chairman



ATTEST:

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

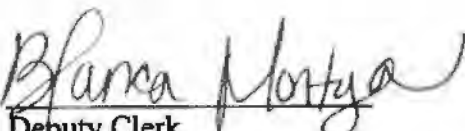
By: 
Deputy Clerk

EXHIBIT A – MASTER LAND USE PLAN MAP AND DOCUMENT SERIES

C-1a - Master Land Use Plan;
C-1b – Master Development & Phasing Plan;
C-1c – Residential Types and Site Statistics;
C-1d – Residential Building Setbacks;
C-3 – Master Development Plan
D-1a – Open Space Plan;
(F1) DOCC Pre FLUCCS (F1) Habitat Map
(F2) DOCC Post FLUCCS (F2) Habitat, Wetland Enhancement & Impact Map
(F3) Pre FLUCCS Habitat Map
(F4) DOCC Post FLUCCS (F2) Habitat & Wildlife Corridor Map
(Prelim Grand Tree Survey) DOCC Post FLUCCS (F2) Habitat & Grand Tree Location Map
G-1 Pre-Development Drainage Plan
G-1A Pre-Development Drainage Data
G-2 Post-Development Drainage Plan
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H-1a – Mobility Plan;
H-1b – Blocks Greater than 1000 Feet;
I-1a – Parks and Recreation Plan;
I-1b – Parks and Recreation Statistics;
Type A Street Typical Roadway Section
Type C Street Typical Roadway Section
Ibis Street Typical Roadway Section
Transfer of Development Rights Table.

TELEGRAPH ROAD

LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

1/4 MILE RADIUS / 5 MIN. WALK

IBIS STREET














LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

INTERSTATE 75

LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

LEGEND

-  PROPERTY BOUNDARY
-  SINGLE FAMILY LOTS
-  MULTI-FAMILY / ATTACHED
-  AMENITY FACILITY
-  INTERNAL OPEN SPACE
-  RIGHT-OF-WAY
-  STORMWATER/ PUBLICLY ACCESSIBLE LAKES
-  CANAL/ OSW
-  CONSERVATION
-  BUFFER
-  WETLAND
-  NEIGHBORHOOD CENTER
-  1/4 MILE, 5 MIN. WALK RADIUS
-  PRIMITIVE TRAIL*
-  CO-LOCATED/IMPROVED TRAIL

Greenbelt buffer to be located on adjacent property if that property is added to the approved village or is to be considered a future Village. Details to be identified (discussed) as part of Neighborhood Plan.

***UNLESS OTHERWISE INDICATED AND/OR APPROVED, ALL TRAILS EXCEPT CO-LOCATED TRAILS (I.E. SIDEWALK & TRAIL) ARE PRIMITIVE TRAILS**



TELEGRAPH ROAD

IBIS STREET

LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

NEIGHBORHOOD ONE 2021-2027

VILLAGE CENTER 2021-2030





LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

NEIGHBORHOOD TWO 2023-2030

LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

INTERSTATE 75

LEGEND

-  PROPERTY BOUNDARY
-  VILLAGE CENTER
-  NEIGHBORHOOD 1
-  NEIGHBORHOOD 2

STATISTICS

TOTAL SITE AREA: +/- 426.10 AC. (100%)
 DEVELOPMENT AREA: +/- 210.43 AC. (49.39%)
 OPEN SPACE AREA: +/- 215.67 AC. (50.61%)

NOTE: 50% MINIMUM PROPOSED PER ZONING REGULATIONS 11.2.3.3

NEIGHBORHOOD 1: 140.34 AC.GROSS: 67.22 DEVELOPED
 VILLAGE CENTER: 50.26 AC.GROSS: 27.90 DEVELOPED
 NEIGHBORHOOD 2: 235.50 AC.GROSS: 115.31 DEVELOPED
 TOTAL DWELLING UNITS: 1021 UNITS

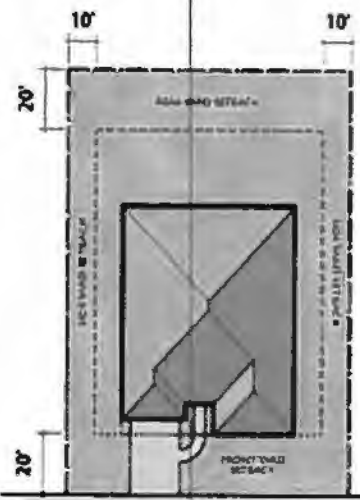
1. ALL ACREAGE SHOWN ARE APPROXIMATE
2. ADDITIONAL INFORMATION PROVIDED ON THE ATTACHED MAP SERIES

RESIDENTIAL TYPES

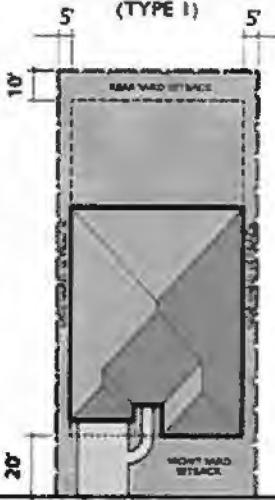
TYPE	NBH-1	NBH-2	VC*	TOTAL
1 ESTATE HOUSE				
2 FRONT-LOADED DETACHED SINGLE-FAMILY GREATER THAN 10,000 SF	1	1		2
3 FRONT-LOADED DETACHED SINGLE-FAMILY GREATER THAN 6,000 SF, LESS THAN 10,000 SF	209	280	20	509
4 FRONT-LOADED DETACHED SINGLE-FAMILY LESS THAN 6,000 SF	156	140	10	306
5 REAR-LOADED DETACHED SINGLE-FAMILY GREATER THAN 6,000 SF, LESS THAN 10,000 SF				
6 REAR-LOADED DETACHED SINGLE-FAMILY UP TO 6,000 SF				
7 ATTACHED RESIDENTIAL*	40	62		102
8 ATTACHED RESIDENTIAL 2 OR MORE STORIES*			102	102
9 MULTI-FAMILY*				
TOTAL	406	483	132	1021

*VILLAGE CENTER MAY ALLOW HOUSING TYPES PER ULDC 124-271(c)(3)d.4 AS MAY BE AMENDED.

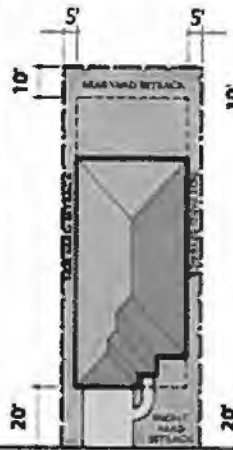
TYPE 2
RESIDENTIAL
(ESTATE HOUSE)



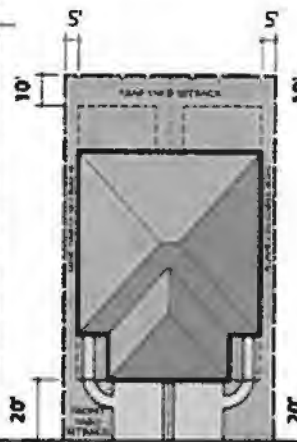
TYPE 3
RESIDENTIAL
(FRONT-LOADED
DETACHED
SINGLE-FAMILY
RESIDENTIAL)
(TYPE 1)



TYPE 4
RESIDENTIAL
(FRONT-LOADED
DETACHED
SINGLE-FAMILY
RESIDENTIAL)
(TYPE 2 & 3)



TYPE 7 & 8
RESIDENTIAL
(FRONT-LOADED
ATTACHED
SINGLE-FAMILY
RESIDENTIAL)
(TYPE 1)



TYPE 7 & 8
RESIDENTIAL
(ATTACHED
RESIDENTIAL)
(TYPE 2)

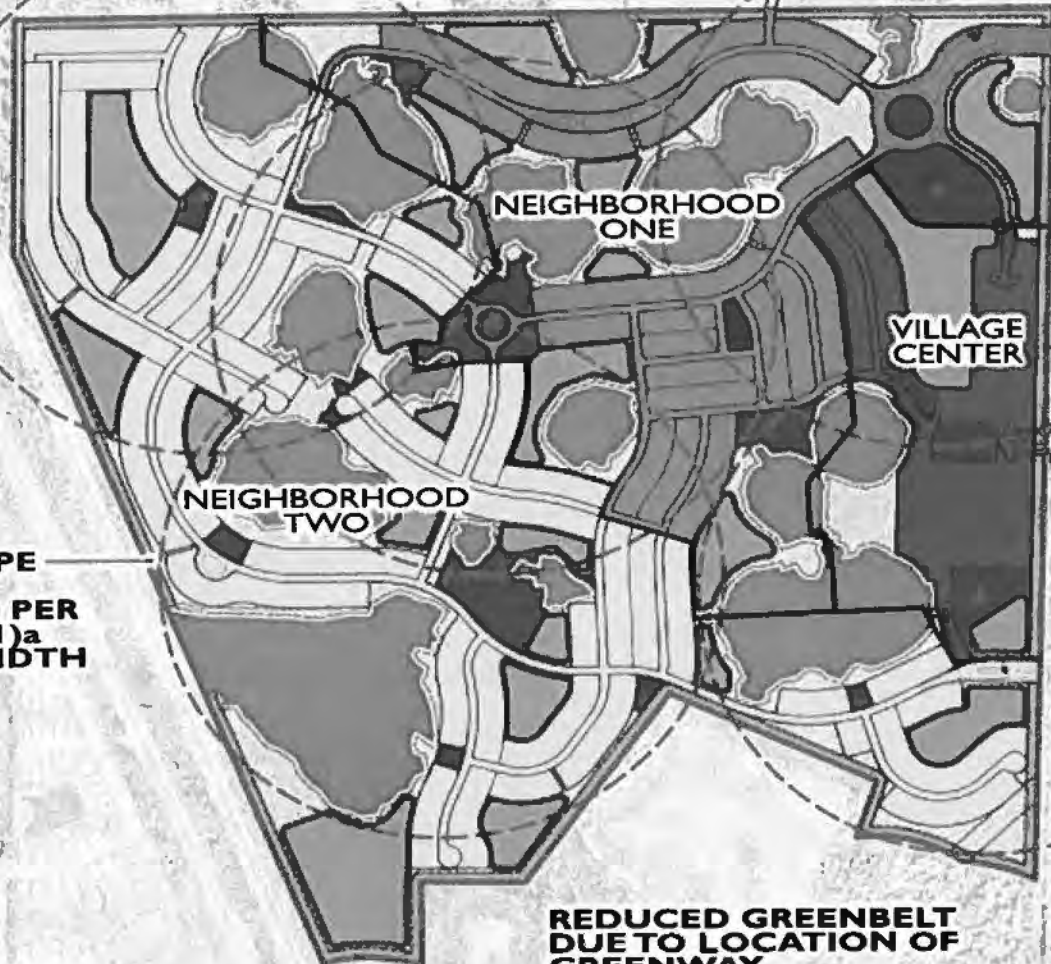


NOTES:

1. LOT DIMENSIONS, ALLEY WIDTH, AND SETBACKS AS SHOWN ARE MINIMUM DIMENSIONS. GREATER DIMENSIONS ARE PERMITTED.
2. AIR CONDITIONING EQUIPMENT, POOL PUMPS AND EQUIPMENT, AND THE LIKE SHALL BE PERMITTED UP TO 2' FROM PROPERTY LINE PER MODIFICATION (MODIFICATION# 11) TO UDC 124-272(e)(4)(f)
3. CORNICES, VENEERS, ROOF OVERHANGS, OR OTHER NON-STRUCTURAL PROJECTIONS MAY EXTEND INTO SETBACKS.
4. STRUCTURES, DRIVEWAYS AND IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY. SPECIFIC DESIGN AND LOCATION WILL BE PROVIDED DURING THE BUILDING PERMIT STAGE.

IBIS STREET

1/4 MILE RADIUS / 5 MIN. WALK



LANDSCAPE BUFFER PROVIDED PER 124-271(i)(1)a MIN. 50' WIDTH

REDUCED GREENBELT DUE TO LOCATION OF GREENWAY

LEGEND	
	PROPERTY BOUNDARY
	VILLAGE CENTER
	NEIGHBORHOOD 1
	NEIGHBORHOOD 2
	INTERNAL OPEN SPACE
	WETLAND
	STORMWATER/ PUBLICLY ACCESSIBLE LAKES
	NEIGHBORHOOD CENTERS
	1/4 MILE, 5 MIN. WALK RADIUS
	BUFFER
	CONSERVATION AREA

NOTE: IBIS IS A 2-LANE MAJOR COLLECTOR. WHERE GREENBELT REDUCTION IS REQUESTED FROM 500 TO 50 FEET ALONG IBIS, REQUESTED 50 FEET TO BE INCREASED AMOUNT OF ADDITIONAL RIGHT-OF-WAY REQUIRED FOR MAJOR COLLECTOR.

TELEGRAPH ROAD

STATISTICS

TOTAL SITE AREA: +/- 426.10 AC. (100%)

DEVELOPMENT AREA: +/- 212.26 AC. (49.81%)

OPEN SPACE AREA: +/- 213.84 AC. (50.19%)

NOTE: 50% MINIMUM PROPOSED PER UDC 124-271(c)(3)c

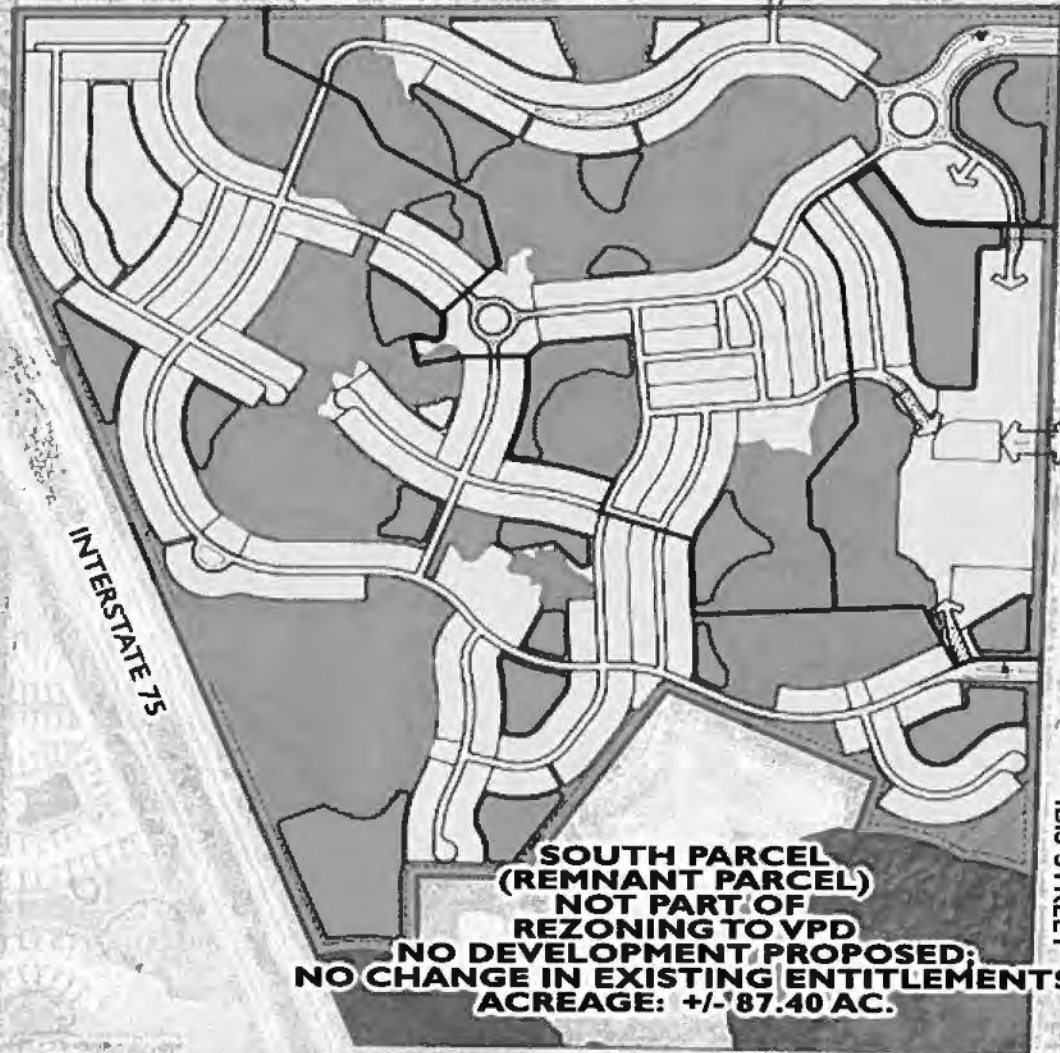
NEIGHBORHOOD 1: 140.39 AC.GROSS: 69.05 DEVELOPED

VILLAGE CENTER: 50.26 AC.GROSS: 27.90 DEVELOPED

NEIGHBORHOOD 2: 235.45 AC.GROSS: 115.31 DEVELOPED

TOTAL DWELLING UNITS: 1021 UNITS

- 1. ALL ACREAGE SHOWN ARE APPROXIMATE
- 2. ADDITIONAL INFORMATION PROVIDED ON THE ATTACHED MAP SERIES



LEGEND

- PROPERTY BOUNDARY
- DEVELOPED AREA
- OPEN SPACE
- GREENWAY



- LEGEND -

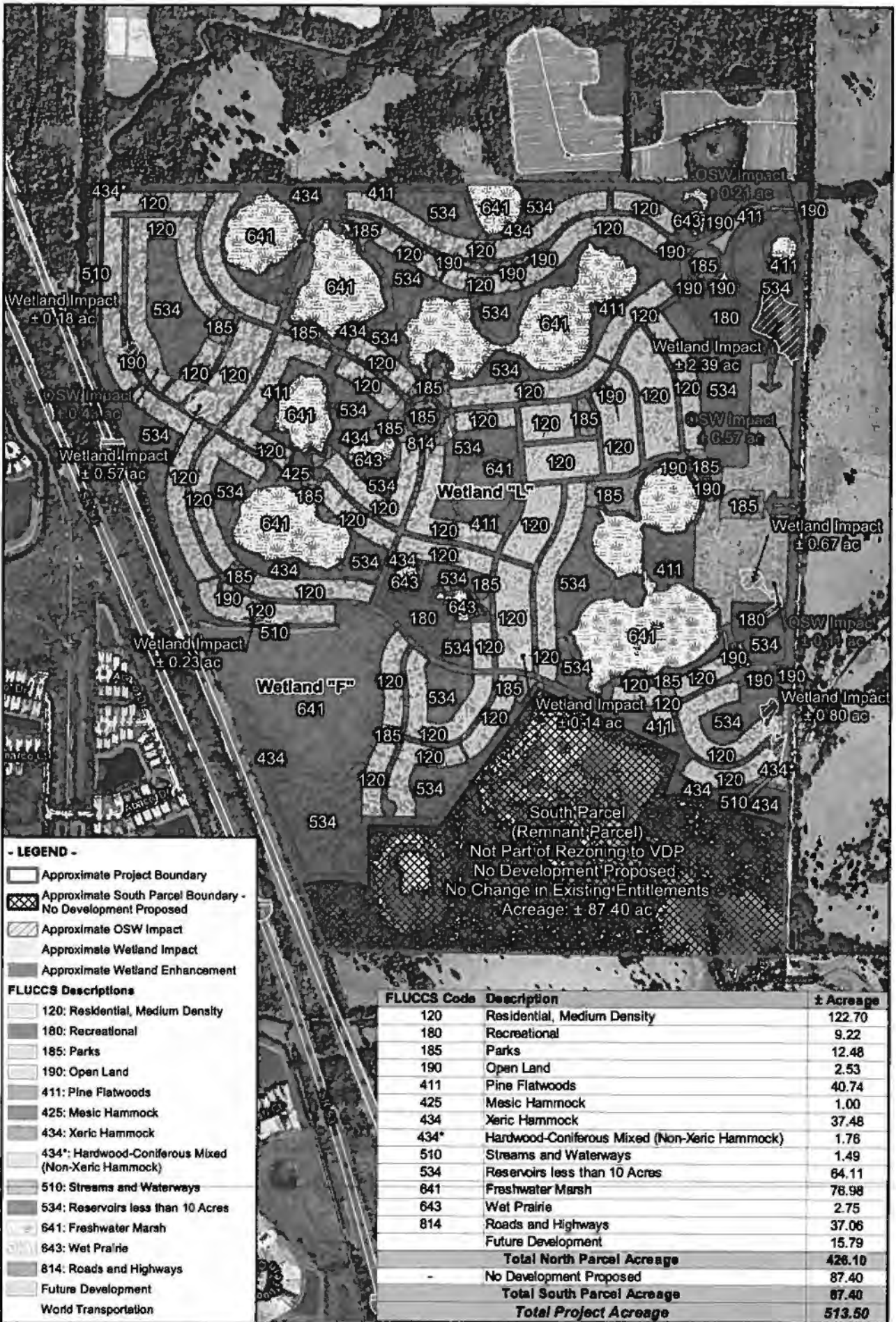
- Approximate Project Boundary
- Approximate South Parcel Boundary - No Development Proposed
- Approximate FLUCCS Habitat Lines



Client: Neal Communities
Project: Strazera
Location: Sarasota County, Florida
TR#: Twp: 37S Rng: 19E Sec: 31
Title: DOCC Pre FLUCCS (F1) Habitat Map
Created: Sarasota County Inventory (2020)

Drawn By: KS
Date: 8/6/2021
Sheet:

SCALE 1" = 600'



- LEGEND -

- Approximate Project Boundary
- Approximate South Parcel Boundary - No Development Proposed
- Approximate OSW Impact
- Approximate Wetland Impact
- Approximate Wetland Enhancement

FLUCCS Descriptions

- 120: Residential, Medium Density
- 180: Recreational
- 185: Parks
- 190: Open Land
- 411: Pine Flatwoods
- 425: Mesic Hammock
- 434: Xeric Hammock
- 434*: Hardwood-Coniferous Mixed (Non-Xeric Hammock)
- 510: Streams and Waterways
- 534: Reservoirs less than 10 Acres
- 641: Freshwater Marsh
- 643: Wet Prairie
- 814: Roads and Highways
- Future Development
- World Transportation

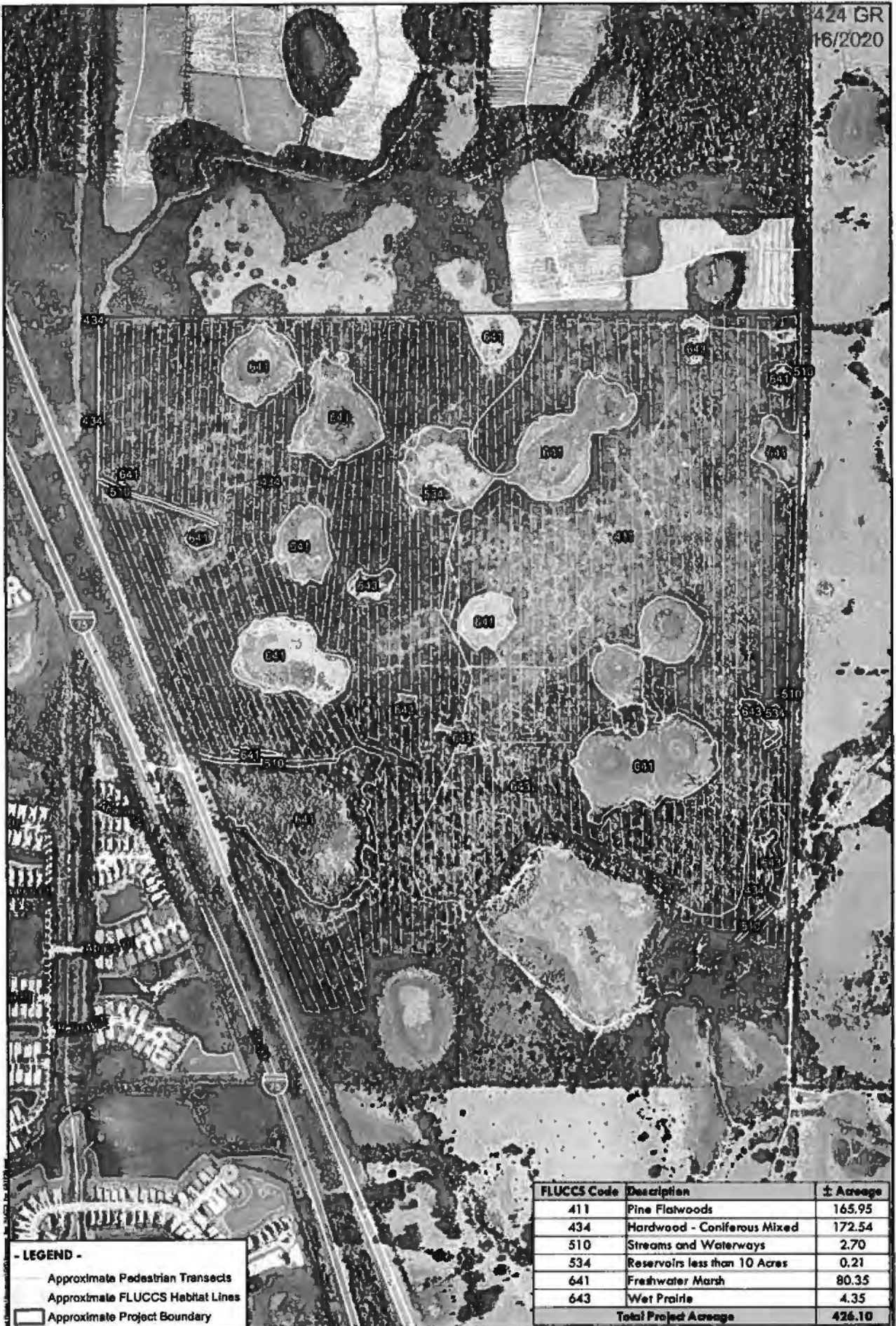
FLUCCS Code	Description	± Acreage
120	Residential, Medium Density	122.70
180	Recreational	9.22
185	Parks	12.48
190	Open Land	2.53
411	Pine Flatwoods	40.74
425	Mesic Hammock	1.00
434	Xeric Hammock	37.48
434*	Hardwood-Coniferous Mixed (Non-Xeric Hammock)	1.76
510	Streams and Waterways	1.49
534	Reservoirs less than 10 Acres	64.11
641	Freshwater Marsh	78.98
643	Wet Prairie	2.75
814	Roads and Highways	37.06
	Future Development	15.79
Total North Parcel Acreage		426.10
	No Development Proposed	87.40
Total South Parcel Acreage		87.40
Total Project Acreage		513.50



Client: Neal Communities
 Project: Strazzera
 Location: Sarasota County, Florida
 TRS: Twp: 37S Rng: 19E Sec: 31
 Title: DOCC Post FLUCCS (F2) Habitat, Wetland Enhancement & Impacts Map
 Source: Sarasota County Imagery (2020)

Drawn By: KS
 Date: 8/6/2021
 Sheet:
 SCALE: 1" = 600'
 0 500 1,700





- LEGEND -
 - Approximate Pedestrian Transects
 - Approximate FLUCCS Habitat Lines
 - Approximate Project Boundary

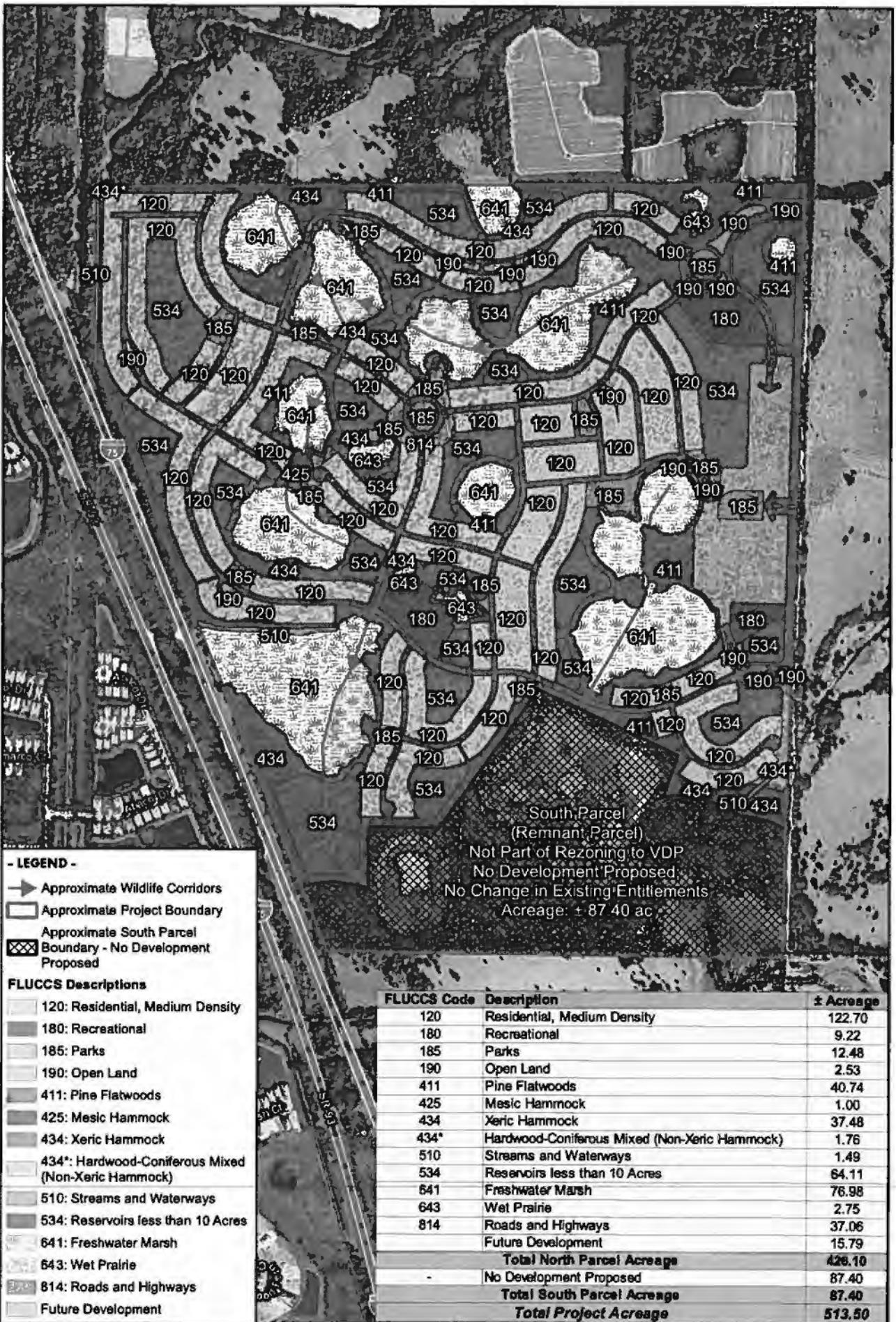


Client: Neal Communities
Project: Strazera
Location: Sarasota County, Florida
TR5: Twp: 37S Rng: 19E Sec: 31
Title: Pre FLUCCS (F1) Habitat Map
Source: Sarasota County Imagery (2019)

Drawn By: KS
Date: 5/27/2020
Sheet:



SCALE: 1" = 600'
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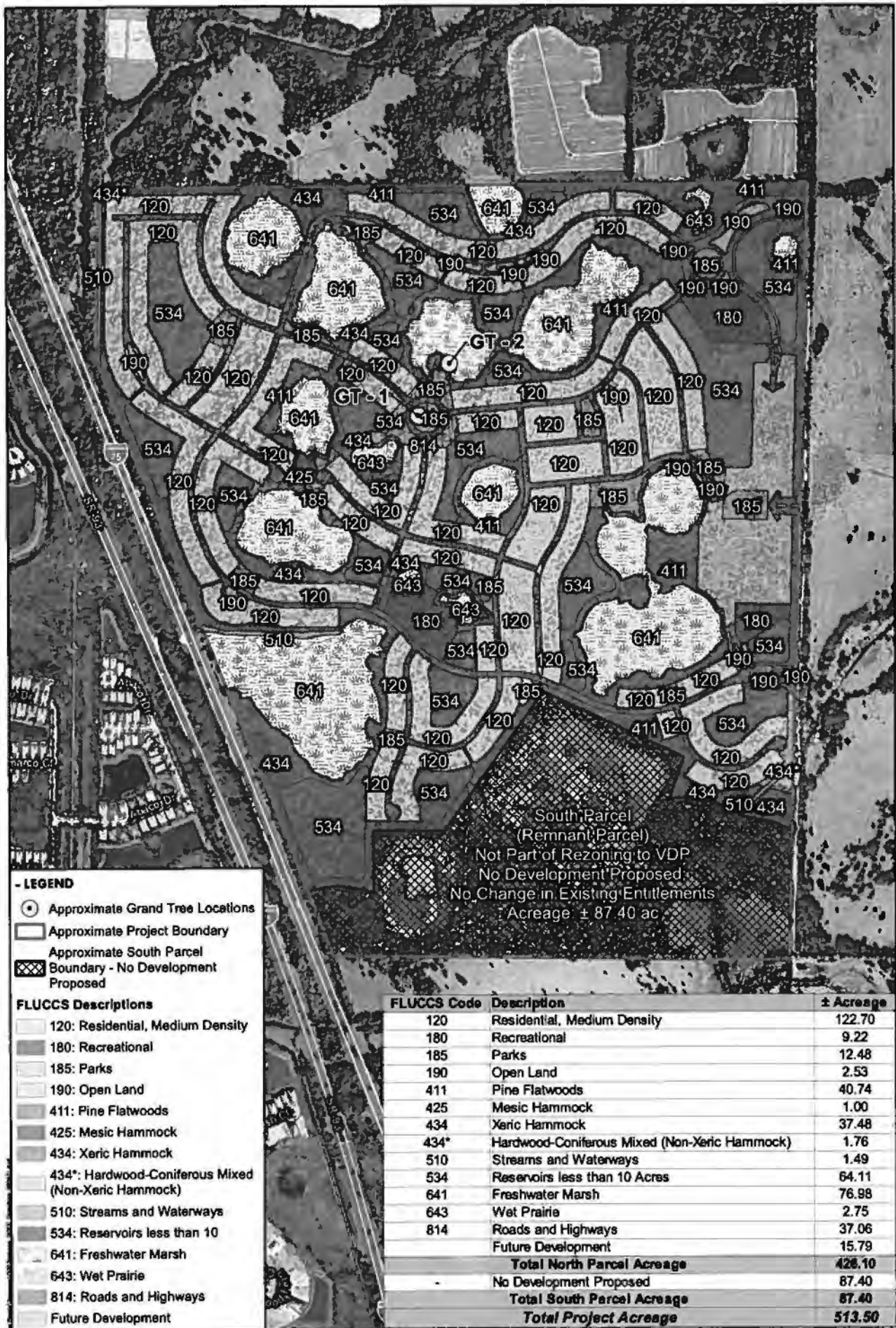


Client: Neal Communities
 Project: Strazzera
 Location: Sarasota County, Florida
 TRS: Twp: 37S Rng: 19E Sec: 31
 Title: DOCC Post FLUCCS (F2) Habitat & Wildlife Corridor Map
 Source: Sarasota County Imagery (2020)

Drawn By: KS
 Date: 6/6/2021
 Sheet:

SCALE 1" = 600'
 0 400 1 200





- LEGEND**
- Approximate Grand Tree Locations
 - Approximate Project Boundary
 - Approximate South Parcel Boundary - No Development Proposed
- FLUCCS Descriptions**
- 120: Residential, Medium Density
 - 180: Recreational
 - 185: Parks
 - 190: Open Land
 - 411: Pine Flatwoods
 - 425: Mesic Hammock
 - 434: Xeric Hammock
 - 434*: Hardwood-Coniferous Mixed (Non-Xeric Hammock)
 - 510: Streams and Waterways
 - 534: Reservoirs less than 10
 - 641: Freshwater Marsh
 - 643: Wet Prairie
 - 814: Roads and Highways
 - Future Development

FLUCCS Code	Description	± Acreage
120	Residential, Medium Density	122.70
180	Recreational	9.22
185	Parks	12.48
190	Open Land	2.53
411	Pine Flatwoods	40.74
425	Mesic Hammock	1.00
434	Xeric Hammock	37.48
434*	Hardwood-Coniferous Mixed (Non-Xeric Hammock)	1.76
510	Streams and Waterways	1.49
534	Reservoirs less than 10 Acres	64.11
641	Freshwater Marsh	76.98
643	Wet Prairie	2.75
814	Roads and Highways	37.06
	Future Development	15.79
Total North Parcel Acreage		426.10
No Development Proposed		87.40
Total South Parcel Acreage		87.40
Total Project Acreage		513.50



Client: Neal Communities
 Project: Strazzera
 Location: Sarasota County, Florida
 TRS: Twp. 37S Rng. 19E Sec. 31
 Title: DOCC Post FLUCCS (F2) Habitat & Grand Tree Location Map
 Sarasota County Inventory (2020)

Drawn By: KS
 Date: 8/6/2021
 Sheet:
 SCALE: 1" = 600'
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7/2021 11:22:27 AM MORGAN | Phone: 571/2921 112228 AM SARASOTA | V:\Projects\2021\112228 - G-1 PRE-DEVELOPMENT DRAINAGE PLAN\G-1 PRE-DEVELOPMENT DRAINAGE PLAN.dwg
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 2021 11:22:27 AM MORGAN | Phone: 571/2921 112228 AM SARASOTA | V:\Projects\2021\112228 - G-1 PRE-DEVELOPMENT DRAINAGE PLAN\G-1 PRE-DEVELOPMENT DRAINAGE PLAN.dwg

LEGEND:

- Basin Lines
- Flood Zone AH
- Property Boundary
- Drainage Entry/Exit Points

2.50 AC Basin Area for Onsite

3-8'x9'
Box Culverts
Inv 5.87

SUB-BASIN #	TOTAL BASIN AREA AC	ONSITE BASIN AREA AC	TC (MIN.)	CN	DCIA %	DCIA AC	INITIAL STAGE	PEAK 100 YR STAGE	ESTIMATED PEAK 100YR STORAGE VOLUME AC. FT.
80403	23.10	2.50	10	78	34.40	7.95	11.35	16.54	40.15
80404	24.40	2.14	14	78	29.50	7.20	14.52	16.55	13.68
80420	43.92	2.35	10	78	49.30	21.65	11.47	16.80	113.23
80423	53.70	13.72	10	78	53.90	28.94	14.55	16.80	62.22
80424	61.38	61.38	25	78	33.40	20.50	15.92	16.81	16.40
80425	19.22	17.96	10	78	34.00	6.53	13.11	16.87	23.97
80426	52.81	47.52	10	78	13.10	6.92	13.50	17.35	23.53
80434	69.27	63.95	21	78	45.50	31.52	11.92	16.64	144.99
80435	25.68	25.68	10	78	33.10	8.50	14.42	16.66	17.94
80436	10.49	10.49	10	78	11.70	1.23	15.42	17.41	2.16
80437	11.14	11.14	10	78	41.50	4.62	15.42	17.43	8.18
80438	23.14	23.14	10	78	13.00	3.01	16.22	16.92	2.11
80442	5.88	2.10	10	78	21.00	1.23	11.92	16.75	5.76
80443	14.81	14.81	10	78	41.10	6.09	14.72	17.01	13.09
80445	62.49	2.97	10	78	21.00	13.12	14.41	17.69	39.75
80450	52.06	2.28	42	78	17.80	9.27	15.67	17.67	21.11
80486	28.81	12.82	11	78	21.80	6.28	16.63	17.68	5.40
80491	17.48	17.48	10	78	41.20	7.20	15.62	17.61	13.03
80492	28.84	28.84	11	78	37.10	10.70	15.88	17.62	16.69
80493	39.09	37.94	11	78	34.70	13.56	15.92	17.52	18.31
80494	19.28	6.95	11	78	19.70	3.70	17.35	17.74	1.18
81159	9.55	8.70	10	78	41.20	3.93	12.92	16.97	14.82
81160	9.40	9.20	14	78	0.00	0.00	12.92	17.17	0.00
TOTAL	705.94	426.1				223.65			617.72

ELEVATIONS ARE NAVD88 DATUM

C:\Users\jg2021\OneDrive\Documents\Projects\2021\20210521\20210521_112529.dwg | Project: 2021/05/21/2021_112521.dwg | Date: 2021/05/21

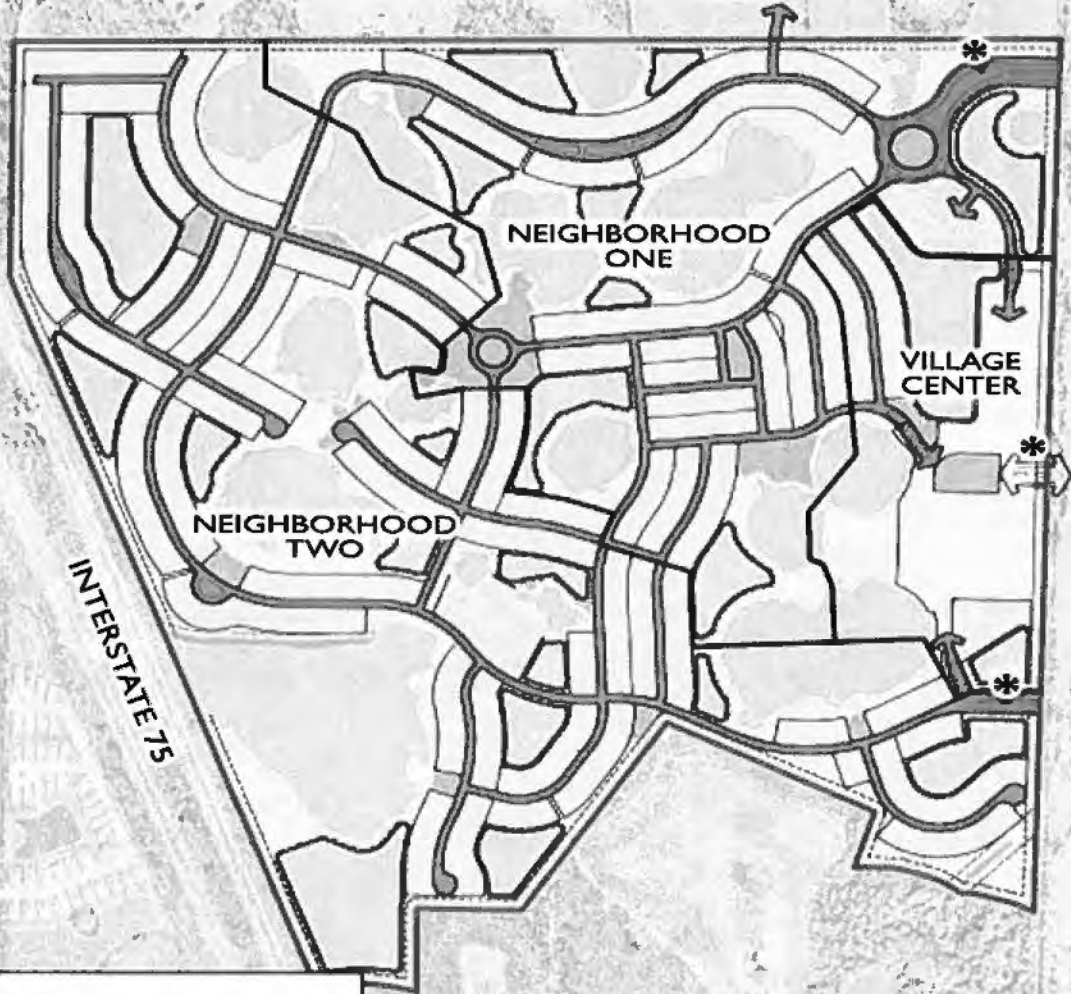
BASIN	AREA AC.	TIME OF CONCENTRATION MINUTES	POND #	TOB AREA AC.	CWL AREA AC.	DEPTH TOB-CWL FT.	VOLUME FROM TOB-CWL AC. FT.
1	36.78	10	1700	6.21	5.17	3	17.05
2	8.05	10					
3	21.83	10	2600	0.94	0.58	3	2.28
			2700	2.82	2.14	3	7.43
4	56.44	10	2000	4.10	3.09	3	15.00
			2900	8.21	6.79	3	22.48
5	14.45	10					
6	19.51	10	1900	0.91	0.58	3	2.22
			2200	1.64	1.19	3	11.09
7	18.18	10	2300	1.03	0.65	3	2.51
			2500	2.26	1.58	3	5.75
8	21.25	10	1400	0.59	0.33	3	1.36
			1800	2.30	1.74	3	6.04
9	10.63	10	1600	2.78	2.05	3	7.23
10	32.58	10	900	1.39	0.97	3	3.53
			1500	1.80	1.28	3	4.60
11	28.95	10	1300	3.36	2.39	3	8.60
12	56.37	10	600	0.95	0.57	3	2.27
			1100	2.87	2.17	3	7.55
13	16.20	10	700	1.03	0.68	3	2.55
			1000	1.51	0.97	3	3.70
14	40.47	10	100	7.87	6.75	3	21.92
15	20.17	10	200	2.43	1.85	3	6.40
			300	2.23	1.69	3	5.86
16	24.29	10	400	3.20	2.48	3	8.50
			500	1.53	1.09	3	3.92
TOTAL	426.1			63.94	48.79		179.83

Civil Engineering | Land Surveying | 5340 Consumer Court Sarasota, FL 34240 | Phone: 941.552.1122 | Fax: 941.552.1123 | Email: info@strazzerainc.com | Website: www.strazzerainc.com

G-2A POST-DEVELOPMENT DRAINAGE DATA

TELEGRAPH ROAD

IBIS STREET



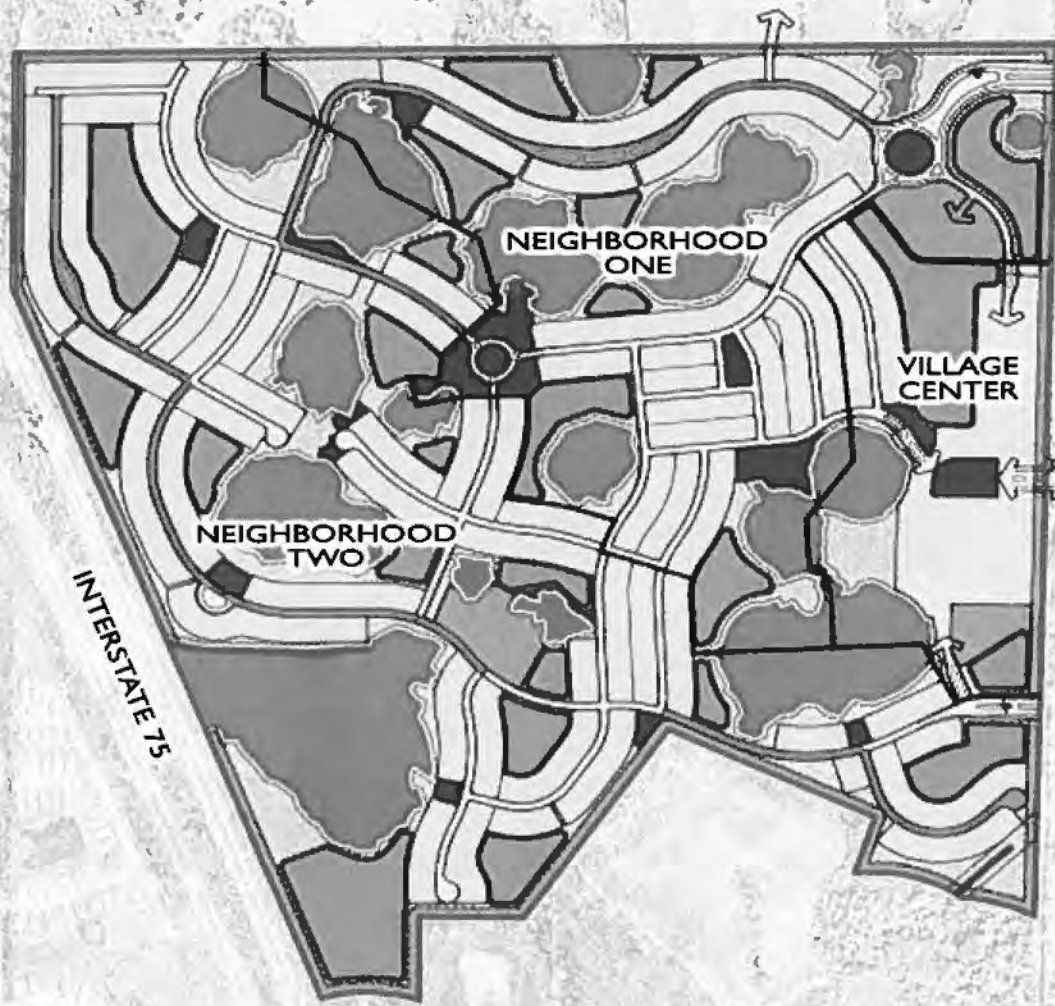
LEGEND

- PROPERTY BOUNDARY
- RESIDENTIAL
- AMENITY FACILITY
- INTERNAL OPEN SPACE
- STORMWATER
- CANAL/ OSW
- CONSERVATION
- BUFFER
- WETLAND
- TYPE "A" STREET
- TYPE "C" STREET












***POSSIBLE GATE ACCESS**

TELEGRAPH ROAD

IBIS STREET



LEGEND

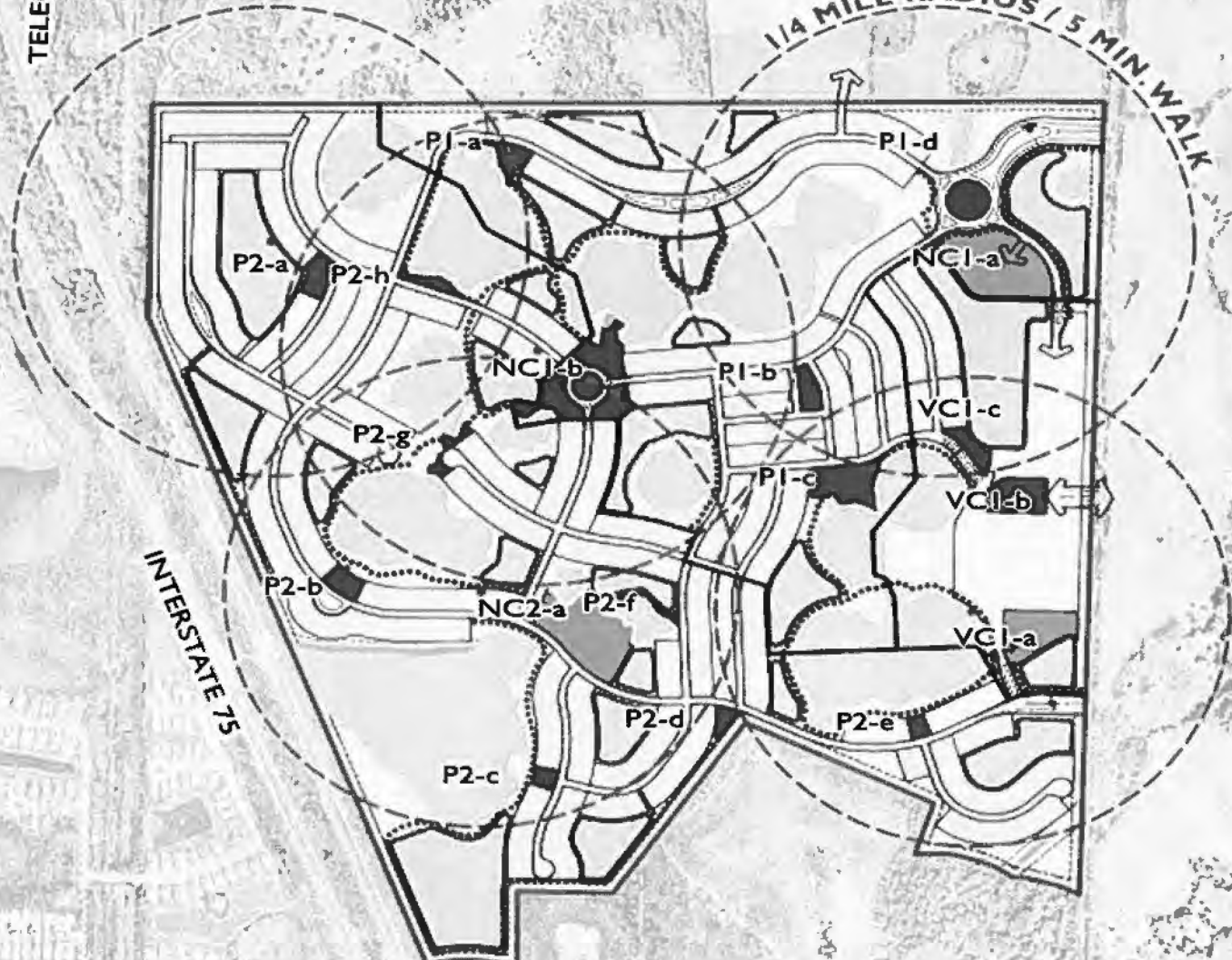
-  PROPERTY BOUNDARY
-  RESIDENTIAL
-  AMENITY FACILITY
-  INTERNAL OPEN SPACE
-  RIGHT-OF-WAY
-  STORMWATER
-  CANAL/ OSW
-  CONSERVATION
-  BUFFER
-  WETLAND
-  BLOCKS GREATER THAN 1000'

NOTE: IBIS IS A 2-LANE MAJOR COLLECTOR, WHERE GREENBELT REDUCTION IS REQUESTED FROM 500 TO 50 FEET ALONG IBIS. REQUESTED 50 FEET TO BE INCREASED BY AMOUNT OF ADDITIONAL RIGHT-OF-WAY REQUIRED FOR MAJOR COLLECTOR.

TELEGRAPH ROAD

IBIS STREET

1/4 MILE RADIUS / 5 MIN. WALK



LEGEND

- PROPERTY BOUNDARY
- RESIDENTIAL
- AMENITY FACILITY
- INTERNAL OPEN SPACE
- RIGHT-OF-WAY
- STORMWATER
- CANAL/ OSW
- CONSERVATION
- BUFFER
- WETLAND
- NEIGHBORHOOD CENTER
- 1/4 MILE, 5 MIN. WALK RADIUS
- PRIMITIVE TRAIL*
- CO-LOCATED/IMPROVED TRAIL

***UNLESS OTHERWISE INDICATED AND/OR APPROVED, ALL TRAILS EXCEPT CO-LOCATED TRAILS (I.E. SIDEWALK & TRAIL) ARE PRIMITIVE TRAILS**

STATISTICS

Neighborhood	Facility I.D.	Acreage	Type *1,2	Potential Features/ Amenities; Proposed Features *1
Village Center				
	VCI-a	0.25	Mini-Park	*3, trails, benches, court games, open area, landscaping
	VCI-b	1.38	Mini-Park	*3, trails, benches, court games, open area, landscaping
	VCI-c	1.66	Mini-Park	*3, trails, benches, court games, open area, landscaping
Neighborhood 1				
	NCI-a *1	4.11	Neighborhood Park/Neighborhood Center	*3, trails, play structures, court games, open area, landscaping
	NCI-b	3.12	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	PI-a	0.63	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	PI-b	0.59	Mini-Park	*3, trails, benches, court games, open area, landscaping
	PI-c	1.69	Mini-Park	*3, trails, benches, court games, open area, landscaping
	PI-d	0.80	Mini-Park	*3, trails, benches, court games, open area, landscaping
Neighborhood 2				
	NC2-a	3.70	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-a	0.72	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-b	0.86	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-c	0.34	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-d	0.37	Mini-Park	*3, trails, benches, picnic areas, open spaces, landscaping
	P2-e	0.30	Mini-Park	*3, trails, benches, court games, open area, landscaping
	P2-f	0.31	Mini-Park	*3, trails, benches, court games, open area, landscaping
	P2-g	0.46	Mini-Park	*3, trails, benches, court games, open area, landscaping
	P2-h	0.45	Mini-Park	*3, trails, benches, court games, open area, landscaping
Total:		21.74	21 (acres required)	

*See Park Statistics next Page

PARK STATISTICS

*1 = Includes – 124-271(j)(5) Parks Classification Table. Where parks do not meet the acreage standards, as defined, they are classified based on functional and features.

*2 = Neighborhood Centers are also proposed as part of the park system.

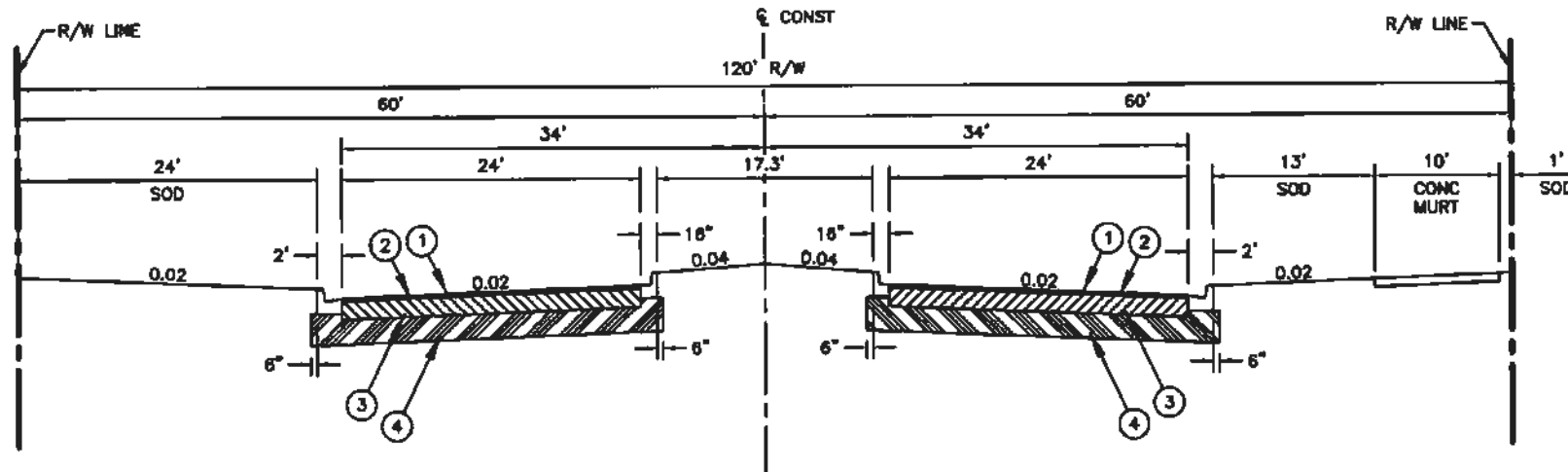
*3 = Neighborhood Centers and Parks shall include a minimum of two (2) recreation facilities/amenities, that may include, but not be limited to: community building, public gathering space, shade structures/benches, playground/tot-lots, dog parks, pickleball, hard courts, table top games, sports and athletic fields, canoe/kayak launch, fishing/observation pier, pet park, trails, picnic area, outdoor pool, plus appropriate support/ancillary components such as public art, landscape features, site furniture, parking and natural habitat and features. NOTE: Final design and elements, including the location of the clubhouse amenities (including potential pool), to be determined during the Neighborhood Plan Process. Neighborhood Centers may also include non-residential uses with uses and intensity(s) to be determined during the Neighborhood Plan process.

Trails: Final trail configuration and types to be determined during the Neighborhood Plan process.

Primitive Trails at Strazzera VPD (generally understood to be proposed in open spaces i.e. preservation, conservation, open space) are proposed to be 6'–8' wide with flexipave or similar, Pine Straw or similar low impact material. Additional primitive trail materials may be proposed pending comments (including review and approval by Natural Resources/Environmental Protection). No fill is proposed in primitive trail locations.

Improved Trails at Strazzera VPD, including those located within the internal roads/rights of way, are proposed to be improved surface(s) (concrete or similar material). In place of potentially redundant facilities, a 10' wide combined facility is proposed (concrete or similar material) in trail segments where a sidewalk and trail would be collocated or parallel on the same side of a roadway; specific widths to be verified during Neighborhood Plan and subject to grading/potential impacts on adjacent properties.

TYPE A STREET



MAIN ENTRANCE TYPICAL ROADWAY SECTION

N.T.S.

- ① ASPHALTIC CONCRETE WEARING SURFACE, 2" (IN 1" LIFTS) TYPE SP 9.5
- ② BITUMINOUS PRIME COAT
- ③ BASE ALTERNATES— FOOT OPTIONAL BASE GROUP #6
- ④ STABILIZED SUBGRADE— 12" THICK (MINIMUM LBR 40) (SCTP-160) COMPACTED TO 98% DENSITY, AASHTO T-180, MODIFIED PROCTOR. SUBGRADE SHALL BE FIRM AND UNYIELDING AND CONTAIN NO ORGANIC MATERIAL IN THE TOP 6"

ON-SITE ASPHALT PAVEMENT DESIGN

STREET TREES

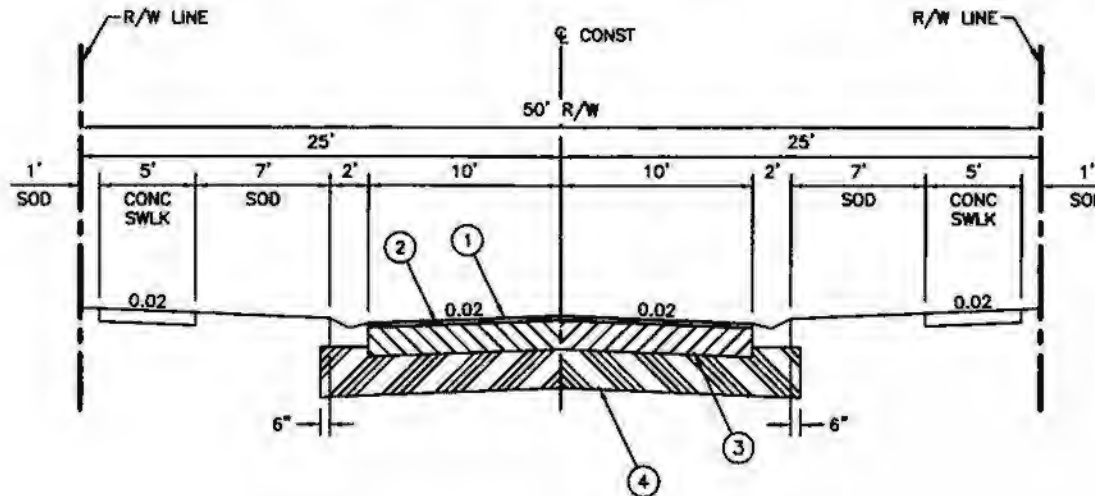
1. STREET TREES TO BE PROVIDED CONSISTENT WITH SARASOTA COUNTY ULDC; ONE STREET TREE SHALL BE PROVIDED ON BOTH SIDES OF STREET 40 TO 60 FEET ON CENTER.

STREET LIGHTING

1. THE APPLICANT IS CURRENTLY WORKING WITH FPL TO IDENTIFY AVAILABILITY OF SERVICES AND ALLOWANCES FOR STREET LIGHTING/FIXTURES. EITHER STREET LIGHTS WILL BE PROVIDED IN COORDINATION WITH FPL OR INDIVIDUAL CARRIAGE LIGHTS ON EACH LOT WILL BE PROVIDED. THIS IS SEPARATE AND APART FROM PARKING LOT LIGHTING FOR AMENITY CENTERS/FACILITIES AND OR OTHER COMMON AREAS WHERE OFF-STREET PARKING IS PROVIDED.



TYPE C STREET



ON-SITE ROADWAY TYPICAL ROADWAY SECTION

N.T.S.

- ① ASPHALTIC CONCRETE WEARING SURFACE, 2" (IN 1" LIFTS) TYPE SP 9.5
- ② BITUMINOUS PRIME COAT
- ③ BASE ALTERNATES- FDOT OPTIONAL BASE GROUP #6
- ④ STABILIZED SUBGRADE- 12" THICK (MINIMUM LBR 40) (SCTP-160) COMPACTED TO 98% DENSITY, AASHTO T-180, MODIFIED PROCTOR. SUBGRADE SHALL BE FIRM AND UNYIELDING AND CONTAIN NO ORGANIC MATERIAL IN THE TOP 6"

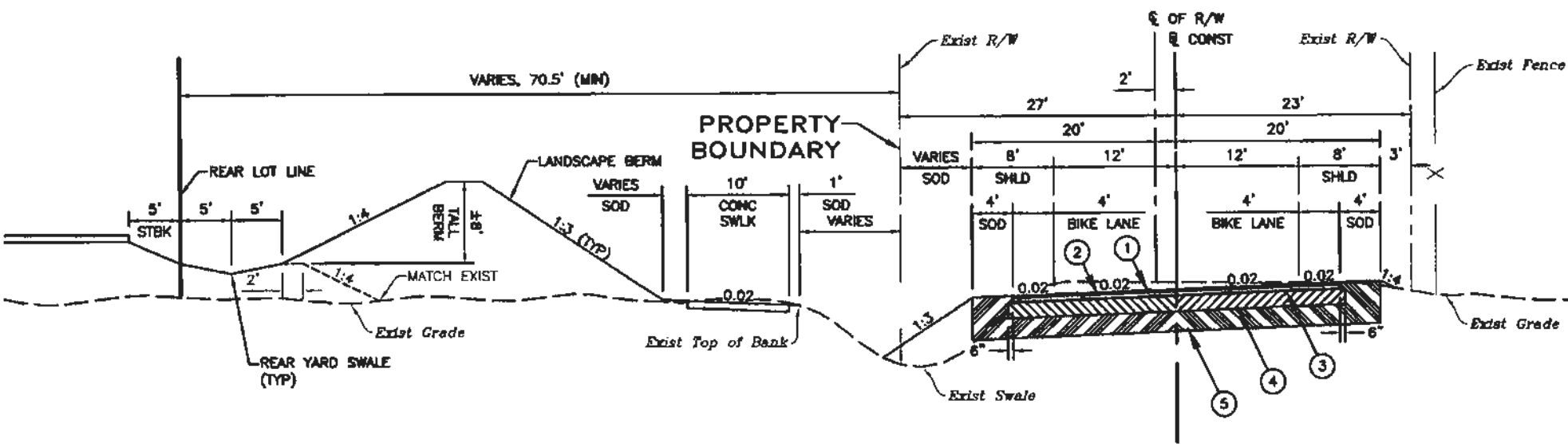
ON-SITE ASPHALT PAVEMENT DESIGN

STREET TREES

1. STREET TREES TO BE PROVIDED CONSISTENT WITH SARASOTA COUNTY ULDC; ONE STREET TREE SHALL BE PROVIDED ON BOTH SIDES OF STREET 40 TO 60 FEET ON CENTER.

STREET LIGHTING

1. THE APPLICANT IS CURRENTLY WORKING WITH FPL TO IDENTIFY AVAILABILITY OF SERVICES AND ALLOWANCES FOR STREET LIGHTING/FIXTURES. EITHER STREET LIGHTS WILL BE PROVIDED IN COORDINATION WITH FPL OR INDIVIDUAL CARRIAGE LIGHTS ON EACH LOT WILL BE PROVIDED. THIS IS SEPARATE AND APART FROM PARKING LOT LIGHTING FOR AMENITY CENTERS/FACILITIES AND OR OTHER COMMON AREAS WHERE OFF-STREET PARKING IS PROVIDED.



IBIS STREET TYPICAL ROADWAY SECTION
 SPEED LIMIT: 35 MPH N.T.S.

- ① ASPHALTIC CONCRETE FRICTION COURSE, 1" TYPE FC-12.5
- ② ASPHALTIC CONCRETE STRUCTURAL COURSE, 3" TYPE SP 12.5
- ③ BITUMINOUS PRIME COAT
- ④ BASE ALTERNATES - FDOT OPTIONAL BASE GROUP #8, CEMENT STABILIZED BASE IS NOT ACCEPTABLE
- ⑤ STABILIZED SUBGRADE- 12" THICK TYPE B STABILIZING (MINIMUM LBR 40) (SCTP-160) COMPACTED TO 98% DENSITY, AASHTO T-180, MODIFIED PROCTOR. SUBGRADE SHALL BE FIRM AND UNYIELDING AND CONTAIN NO ORGANIC MATERIAL IN THE TOP 6"

IBIS STREET ASPHALT PAVEMENT DESIGN



TDR Calculator *(based on Ardurra F-2 Map dated 5/25/21)*

Base Density Calculation

Description	Area	Developed Area	Density	Total Existing Units
Total Project	426.10	201.55	0.29 du/acre DA	58
Residential DU (Incentive for Affordable Housing)	see below in yellow highlight			
USB Incentive = Sending Zone TDRs x 0.05				0

A - Base Intrinsic Entitlement (By Right) Dwelling Unit Total 58

Intrinsic Development Units To Be Transferred To Developed Area: (Per Zoning Regulations 11.2)

Description	Area	Development Rights Factor	Total
<u>Existing Habitat Description</u>			
High Dry Scrub	0	2	0
Xeric Hammock	37.48	1.9	71
Dry Prairie	0	1.8	0
Pine Flatwood	40.74	1.8	73
Mesic Hammock	1	1.8	2
Streams, Estuaries	1.49	1.65	2
Freshwater Wetlands	79.73	1.65	132
	160.44		280

In the event that the Receiving Site is contiguous to the Urban Service Area Boundary, the number of Development Rights available for transfer from the Sending Site shall be increased by the number of units obtained by multiplying the units determined from the aforementioned table by .05

Proposed Land Uses	Area	Development Rights Factor	Total
Lakes and Regional Stormwater Facilities	64.11	0.57	37
New hiking/natural resource recreation/ boardwalks	0	1	0
Existing Low Intensity Agriculture	0	1	0
Other	201.55	0	0
Undeveloped Area Total	265.66		37

B - Total Intrinsic TDR's to be Transferred to Developed Area 317

A + B 375

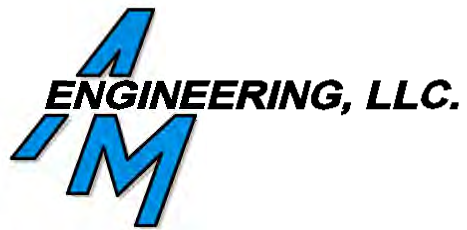
USB Incentive (A+B)x0.05 19

TOTAL TDRs to be transferred including USB bonus 394

Total Intrinsic (A+B) Units + USB Multiplier	394
Development Units Needed Per This Methodology	627

Receiving Zone (A) Units	58	on-site developed area
Sending Zone (B) Units	317	on-site habitat calculations
USB Incentive	19	
External TDR Units Needed	627	(Affordable Housing and TDR purchase)
Total Units	1021	

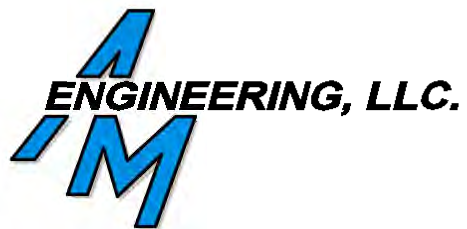
EXHIBIT F



PERMIT STATUS

<i>PERMIT TYPE</i>	<i>STATUS</i>
REZONE ORDINANCE	APPROVED ORDINANCE 2021-072
NEIGHBORHOOD PLAN	UNDER COUNTY REVIEW
MASTER STORMWATER	UNDER COUNTY REVIEW
US FISH & WILDLIFE	
SWFWMD PERMIT	PLANS NOT YET COMPLETE
COUNTY S&D/CONSTRUCTION	PLANS NOT YET COMPLETE
COUNTY UTILITIES	PLANS NOT YET COMPLETE
COUNTY FINAL PLAT	PLANS NOT YET COMPLETE
STATE WATER PERMIT	PLANS NOT YET COMPLETE
STATE SEWER PERMIT	PLANS NOT YET COMPLETE
ACOE	

EXHIBIT G

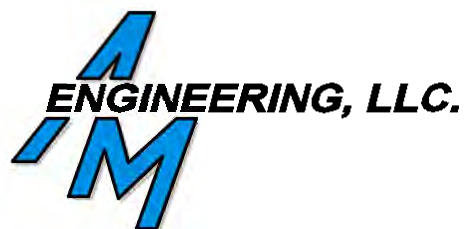


Lakes of Sarasota Community Development District 2
Estimated Costs of Construction

Category	2022-2025	2025-2027	Total
Street & Entry Lighting	\$ 1,000,000.00	\$ 750,000.00	\$ 1,750,000.00
Internal Roadway	\$ 2,000,000.00	\$ 2,000,000.00	\$ 4,000,000.00
Drainage (Including Curb)	\$ 5,000,000.00	\$ 5,000,000.00	\$ 10,000,000.00
Water & Wastewater	\$ 5,000,000.00	\$ 4,000,000.00	\$ 9,000,000.00
Reclaimed/Irrigation Distribution	\$ 2,000,000.00	\$ 1,500,000.00	\$ 3,500,000.00
Clearing Earthwork & BMP's	\$ 4,000,000.00	\$ 4,000,000.00	\$ 8,000,000.00
Landscape	\$ 4,000,000.00	\$ 2,000,000.00	\$ 6,000,000.00
Parks, Recreation & Community Facilities	\$ 6,000,000.00	\$0.00	\$ 6,000,000.00
Entry Features, Signs	\$ 2,000,000.00	\$0.00	\$ 2,000,000.00
Offsite Roadway Improvements (Ibis Street)	\$ 3,000,000.00	\$0.00	\$ 3,000,000.00
Offsite Utility Improvements	\$ 3,000,000.00	\$0.00	\$ 3,000,000.00
Professional Fees & Permitting (for only Public/CDD allocated fees.	\$ 3,000,000.00	\$ 2,000,000.00	\$ 5,000,000.00
Contingency & Other	\$ 3,900,000.00	\$ 2,125,000.00	\$ 6,025,000.00
Total Estimated Project Costs	\$ 43,900,000.00	\$ 23,375,000.00	\$ 67,275,000.00

Note #1: Construction costs do not include cost of financing. Estimated costs are for the powers permitted under Section 190.012(1), Florida Statutes, as amended, and the additional powers requested in the Petition under Sections 190.012(2)(a) and (2)(d), Florida Statutes. This good faith estimate of costs and timetable of construction is provided pursuant to Section 190.005(a) and (1)(a) 6. Florida Statutes, and is subject to future changes in construction costs and timing based on engineering design and permitting.

EXHIBIT H



© M Engineering 2022. Saved: 4/29/2022 2:34:37 PM MKRKL-ND | Pictured: 4/29/2022 2:34:37 PM MKRKL-ND | V:\Active\VE-10010\Design\Phase 1\Sheet\cadd\VE-110-P1-X1-HP1.dwg\Layout

VILL-GE HOUSING TYPE MIX

PER CODE: Sec. 124-271.c.3.d.4

HOUSING TYPE	-RE- (SF)	NH1	NH2	VC	TOT-L
FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL: TYPE 1	1 AC - 10,000 SF	33	67	1	101
FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL: TYPE 2	10,000 SF - 6,000 SF	126	194	20	340
FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL: TYPE 3	LESS THAN 6,000 SF	32	0	13	45
ATTACHED RESIDENTIAL: TYPE 1 (ONE STORY)	--	0	200	0	200
APARTMENT: TYPE 2	--	0	0	231	231
	TOT-L	191	461	265	917



Exhibit “B”

Assessment Report

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2

Master Special Assessment
Methodology Report

June 1, 2022



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

The Lakes of Sarasota Community Development District 2 (the “District”) is a +/- 426.1-acre special district located in unincorporated Sarasota County, Florida. The District was established by Ordinance No. 2021-116 adopted by the Sarasota County Board of County Commissioners on February 23, 2022.

The public infrastructure improvements planned for the District are described in the District Engineer’s Report dated May 2022 (the “Engineer’s Report”) prepared by AM Engineering, LLC (the “District Engineer”). The Engineer’s Report describes the public infrastructure improvements (the “Capital Improvement Program” or “CIP”) needed to support the development of the properties planned to be developed within the District, as defined herein.

1.1 Purpose

This Master Special Assessment Methodology Report (the “Report”) was developed to provide a master financing plan and a master special assessment methodology for the District as related to funding the costs of public infrastructure improvements contemplated to be provided by the District.

This Report allocates the debt associated with funding the CIP based on the special benefits received from the public infrastructure improvements that comprise said CIP. This Report is designed to conform to the requirements of Chapter 170 and 190, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

1.2 Scope of the Report

This Report presents the projections for financing the costs of the CIP as described in the Engineer’s Report and describes the method for the allocation of special benefits and the apportionment of special assessments resulting from the provision and funding of said CIP.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the CIP create special benefits, different in kind and degree than general benefits for properties within the District, as well as general benefits to the properties outside of the District and the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily

distinguishable from the special benefits which accrue to property within the District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The public infrastructure improvements that comprise the CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) First, the properties assessed must derive a special benefit from the improvement/service provided.
- 2) Second, the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits received by the properties within the District are greater than the costs associated with providing these benefits. As set forth in the Engineer's Report, the District Engineer estimates that public infrastructure improvements that comprise the CIP and which are necessary to support the development of property within the District will have a total cost of approximately \$67,275,000. The

author of this Report reasonably believes that even though the exact value of the special benefits provided by the Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same, including financing cost, as without the public infrastructure improvements that comprise the CIP, the properties within the District would not be able to be fully developed and occupied by future residential property owners of the community.

1.6 Organization of the Report

Section Two describes the development program for the District as proposed by the Developer, as defined in Section 2 below.

Section Three provides a summary of the public infrastructure improvements that comprise the CIP as set forth in the Engineer's Report.

Section Four discusses the master financing program for the District.

Section Five introduces the master special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Lakes of Sarasota 2 development and is designed as a master-planned residential development located in unincorporated Sarasota County, Florida. The District is generally located east of I-75, west of Ibis Street, and south of The Lakes of Sarasota CDD.

2.2 The Development Program

Land development within the District is expected to be conducted by the Neal Signature Homes, LLC and/or its affiliates (the "Developer"). Based upon the most current information provided by the Developer, the current development plan for the lands within the District envisions a total of 917 residential dwelling units, with 185 residential dwelling units developed within the first stage of land development within the District, 501 residential dwelling units developed within the second stage of land development within the District, and 231 residential dwelling units developed within the remaining stage or stages of land development, although phasing,

unit types and unit numbers may change throughout the development period and a supplemental or amended methodology would be adopted to adjust and address such changes in phasing, unit types and numbers. Table 1 in the *Appendix* illustrates the current proposed development plan for the lands within the District.

3.0 Project

3.1 Overview

The CIP described in the Engineer's Report consists of a network of improvements including street & entry lighting, internal roadway, drainage (including curb), water & wastewater, reclaimed/ irrigation distribution, clearing earthwork & BMP's, landscape, parks, recreation & community facilities, entry features, signs, offsite roadway improvements (Ibis Street), and offside utility improvements.

Even though the installation of the improvements that comprise the CIP may occur in one or multiple stages coinciding with phases of development within the District, the infrastructure improvements that comprise the CIP will serve all lands within the District, and the improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total cost of the CIP, including professional services and contingency, is estimated to total approximately \$67,275,000. Table 2 in the *Appendix* illustrates the specific components of the CIP and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public infrastructure improvements which will facilitate the development of the properties planned to be developed within the District. Generally, construction of public improvements is either funded by the Developer or in limited circumstances its assigns and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include one or more long-term and/or short-term bonds and/or notes, this Report provides a master financing plan under which the District would issue approximately \$92,355,000 in par amount of special assessment bonds (the "Bonds") to fund approximately \$67,275,000 in the CIP costs. The Bonds would also include funding for capitalized interest, a debt service reserve account, and costs of issuance.

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various product types within the District and based on such benefit allocation to apportion the maximum amounts of Bond Assessments, as defined herein, necessary to fund a portion of the CIP to the District, as defined herein. The discussion of the structure and size of the indebtedness is preliminary, based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District envisions issuance of the Bonds in the principal amount of \$92,355,000 to finance approximately \$67,275,000 in CIP costs. The Bonds would be structured in various par amounts and amortized in up to 30 annual installments following capitalized interest periods of up to 24-months. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made on either every May 1 or November 1.

The difference between the principal amounts of Bonds and that portion of the costs of the CIP which is projected to be funded with proceeds of the Bonds is comprised of debt service reserve, capitalized interest, and costs of issuance, including the Underwriter's Discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with a portion of the funds necessary to carry out the implementation of the CIP as described in more detail in the Engineer's Report. The public infrastructure improvements that comprise the CIP provide special and general benefits, with special benefits accruing to the assessable properties within the District and general benefits accruing to the areas outside of the District and to the public at large, which are only incidental in nature.

The Bonds will be paid off by assessing properties that derive special benefits from the CIP which is proposed to be funded with proceeds of the Bonds. All assessable properties within the District that receive special benefits from the CIP will be assessed for their fair share as determined by this Report.

5.2 Benefit Allocation

The current development plan for the lands within the District envisions a total of 917 residential dwelling units, with 185 residential dwelling units developed within the first stage of land development within the District, 501 residential dwelling units developed within the second stage of land development within the District, and 231 residential dwelling units developed within the remaining stage or stages of land development although phasing, unit types and unit numbers may change throughout the development period and a supplemental or amended methodology would be adopted to adjust and address such changes in phasing, unit types and numbers.

The infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic

infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District and the development of the properties within the District. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefits associated with the CIP are proposed to be allocated to the residential dwelling units projected to be developed within the District in proportion to the density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, and the total ERU counts for each product types category.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the District's public infrastructure improvements less than larger units, as for instance, generally and on average smaller units produce less storm water runoff, require less water/wastewater and reclaimed water capacity, and may produce fewer vehicular trips. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the CIP.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

No Bond Assessments are allocated herein to the private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly to the benefit of all platted lots in the District. As such, no Bond Assessments will be assigned to the amenities and common areas. If the amenities are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies.

5.3 Assigning Bond Assessments

As the land within the District is not yet platted for its intended final use and the precise location of the various unit types by lot or parcel is unknown, the Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Bond Assessments will be levied on approximately 426.10 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$92,355,000 will be preliminarily levied on approximately 426.10 +/- gross acres at a rate of \$216,744.90 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of the Bond Assessments from unplatted gross acres to platted parcels will reduce the amount of the Bond Assessments levied on unplatted gross acres within the District.

In the event unplatted land (the "Transferred Property") is sold to a third party not affiliated with the Developer, the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District's methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. These total Bond Assessments are fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to

the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the improvements is delineated in Table 4 in the *Appendix* (expressed as the ERU factors).

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable

property within the District. Accordingly, no acre or parcel of property within the District will be liened for the payment of Bond Assessments more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments on a per ERU basis never exceed the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal \$133,297.25 (\$92,355,000 in Bond Assessments divided by 692.85 ERUs) within the District and may change based on the final bond sizing. If such changes occur, the methodology is applied to the land based on the number of and type of units of a particular product type within each and every parcel as signified by the number of ERUs.

As the land in the District is platted, the Bond Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcels, the Bond Assessments per ERU for land that remains unplatted remain equal to \$133,297.25, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the parcels platted within the District, the Bond Assessments per ERU for land that remains unplatted equal less than \$133,297.25 (for instance as a result of a larger number of units) then the per ERU Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessments to the parcels platted within the District, the Bond Assessments per ERU for land that remains unplatted equal more than \$133,297.25¹ (for instance as a result of a smaller number of

¹ For example, if the first platting in the District includes 98 SF 45' lots, 183 SF 52' lots, 123 SF 57' lots, 62 SF 72' lots, 92 Paired Villas, 108 TH 20' lots, 143 Cottage – Single lots, and 88 Cottage – Double lots, which equates to a total allocation of \$89,689,054.99 in the Bond Assessments, then the remaining unplatted land would be required to absorb 20 SF 52' lots or \$2,665,945.01 in the Bond Assessments. If the remaining unplatted land would only be able to absorb 10 SF 52' lots instead of 20 SF 52' lots, along with the unchanged

units), taking into account any future development plans for the unplatted lands, in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Bond Assessments plus applicable accrued interest (to the extent described below in this Section) will be collected from the owner(s) of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$133,297.25 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Bond Assessments).

In considering whether to require a true-up payment, the District shall consider any requests for a deferral of true-up. In order to obtain such a deferral, a landowner seeking such deferral must provide to the District the following: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. The District's decision whether to grant a deferral shall be in its reasonable discretion. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable bonds and the District will conduct new proceedings under Chapter 170, *Florida Statutes* upon the advice of District Counsel. Any true-up payment shall become due and payable that tax year by the landowner of the lands subject to the proposed plat, shall be in addition to the regular

numbers of the remaining unit types categories, or \$1,332,972.50 in the Bond Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$1,332,972.50 in the Bond Assessments plus applicable accrued interest to the extent described in this Section.

Bond Assessments installment payable for such lands, and shall constitute part of the Bond Assessments liens imposed against the proposed plat property until paid.

All Bond Assessments levied run with the land, and such Bond Assessments liens include any true-up payment. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted within the District remains equal to \$133,297.25. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amounts of Bond Assessments transferred at sale.

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.3, the Bond Assessments of \$92,355,000 plus interest are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, the Assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessments Imposition and Allocation

This Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund a portion of the CIP referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As set forth in any supplemental reports, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for actual effective bond assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down the Bond Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property within the District, regardless of where the Bond Assessments are levied, provided that the Bond Assessments are fairly and reasonably allocated across all benefitted properties.

In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to either of the assessment areas, or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this Report. For additional information on the structure of any bonds and related items, please refer to the offering statement associated with any bonding transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is

Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Lakes of Sarasota

Community Development District 2

Development Plan

Unit Type	Total Number of Units
SF 45'	98
SF 52'	203
SF 57'	123
SF 72'	62
Paired Villa	92
TH 20'	108
Cottage - Single	143
Cottage - Double	88
Total	917

Table 2

Lakes of Sarasota

Community Development District 2

Project Costs

Improvement	2022-2025 Cost	2025-2027 Cost	Total Costs
Street & Entry Lighting	\$1,000,000.00	\$750,000.00	\$1,750,000.00
Internal Roadway	\$2,000,000.00	\$2,000,000.00	\$4,000,000.00
Drainage (Including Curb)	\$5,000,000.00	\$5,000,000.00	\$10,000,000.00
Water & Wastewater	\$5,000,000.00	\$4,000,000.00	\$9,000,000.00
Reclaimed/ Irrigation Distribution	\$2,000,000.00	\$1,500,000.00	\$3,500,000.00
Clearing Earthwork & BMP's	\$4,000,000.00	\$4,000,000.00	\$8,000,000.00
Landscape	\$4,000,000.00	\$2,000,000.00	\$6,000,000.00
Parks, Recreation & Community Facilities	\$6,000,000.00	\$0.00	\$6,000,000.00
Entry Features, Signs	\$2,000,000.00	\$0.00	\$2,000,000.00
Offsite Roadway Improvements (Ibis Street)	\$3,000,000.00	\$0.00	\$3,000,000.00
Offsite Utility Improvements	\$3,000,000.00	\$0.00	\$3,000,000.00
Professional Fees & Permitting	\$3,000,000.00	\$2,000,000.00	\$5,000,000.00
Contingency & Other	\$3,900,000.00	\$2,125,000.00	\$6,025,000.00
Total	\$43,900,000.00	\$23,375,000.00	\$67,275,000.00
Percent of Total	65.2546%	34.7454%	100.0000%

Table 3

Lakes of Sarasota

Community Development District 2

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$92,355,000.00
Total Sources	\$92,355,000.00

Uses

Project Fund Deposits:	
Project Fund	\$67,275,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$8,203,657.61
Capitalized Interest Fund	\$14,776,800.00
Delivery Date Expenses:	
Costs of Issuance	\$2,097,100.00
Rounding	\$2,442.39
Total Uses	\$92,355,000.00

Table 4

Lakes of Sarasota

Community Development District 2

Benefit Allocation

Unit Type	Total Number of		Total ERU
	Units	ERU Weight	
SF 45'	98	0.87	85.26
SF 52'	203	1.00	203.00
SF 57'	123	1.10	135.30
SF 72'	62	1.38	85.56
Paired Villa	92	0.72	66.24
TH 20'	108	0.38	41.04
Cottage - Single	143	0.35	50.05
Cottage - Double	88	0.30	26.40
Total	917		692.85

Table 5

Lakes of Sarasota

Community Development District 2

Bond Assessment Apportionment

Unit Type	Number of Units	Total Project Cost Allocation	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit*
SF 45'	98	\$8,278,655.55	\$11,364,923.58	\$115,968.61	\$11,076.55
SF 52'	203	\$19,711,084.65	\$27,059,341.85	\$133,297.25	\$12,731.67
SF 57'	123	\$13,137,486.47	\$18,035,117.99	\$146,626.98	\$14,004.84
SF 72'	62	\$8,307,785.23	\$11,404,912.75	\$183,950.21	\$17,569.70
Paired Villa	92	\$6,431,833.73	\$8,829,609.87	\$95,974.02	\$9,166.80
TH 20'	108	\$3,984,940.46	\$5,470,519.16	\$50,652.96	\$4,838.03
Cottage - Single	143	\$4,859,801.91	\$6,671,527.39	\$46,654.04	\$4,456.08
Cottage - Double	88	\$2,563,411.99	\$3,519,047.41	\$39,989.18	\$3,819.50
Total	917	\$67,275,000.00	\$92,355,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 3% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

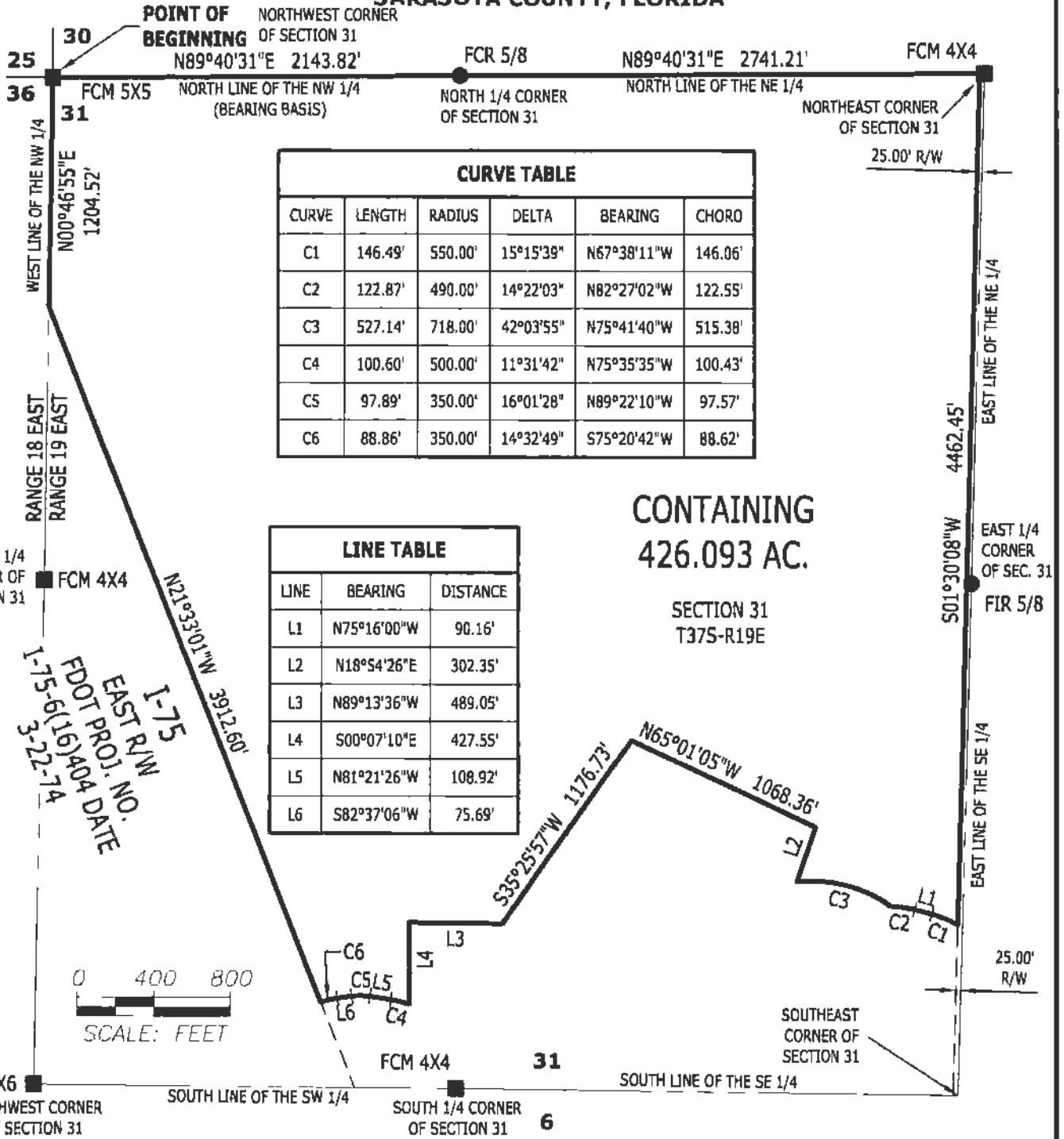
Exhibit “C”

Series 2022 Assessment Lands Legal Description

Exhibit “C” is a legal description of the Series 2022 Assessment Lands upon which the Improvements shall be made and Assessments levied, (see attached metes and bounds legal description), and which Series 2022 Assessment Lands are further described as: “All lots and lands adjoining and contiguous or bounding and abutting the Improvements or specially benefitted thereby and further designated by the assessment plat, as hereinafter provided.”

THIS IS NOT A SURVEY

SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	146.49'	550.00'	15°15'39"	N67°38'11"W	146.06'
C2	122.87'	490.00'	14°22'03"	N82°27'02"W	122.55'
C3	527.14'	718.00'	42°03'55"	N75°41'40"W	515.38'
C4	100.60'	500.00'	11°31'42"	N75°35'35"W	100.43'
C5	97.89'	350.00'	16°01'28"	N89°22'10"W	97.57'
C6	88.86'	350.00'	14°32'49"	S75°20'42"W	88.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°16'00"W	90.16'
L2	N18°54'26"E	302.35'
L3	N89°13'36"W	489.05'
L4	S00°07'10"E	427.55'
L5	N81°21'26"W	108.92'
L6	S82°37'06"W	75.69'

CONTAINING
426.093 AC.

SECTION 31
T37S-R19E

WEST 1/4
CORNER OF
SECTION 31

1-75-9
1-75-16
3-22-74
EAST R/W
FOOT PROJ. NO.
1604
DATE



FCM 6X6
SOUTHWEST CORNER
OF SECTION 31

SOUTH LINE OF THE SW 1/4

SOUTH 1/4 CORNER
OF SECTION 31

SOUTH LINE OF THE SE 1/4

SOUTHEAST
CORNER OF
SECTION 31

NEAL COMMUNITIES

PARCEL CONTAINING 426.093 ACRES

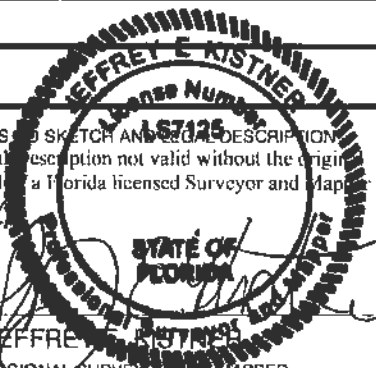
SCALE 1"=800'	DATE 2021-01-14	JOB No 00040-2018-0137-00		
DRAWN JEK	CHECKED JEK	SECTION 31	TOWNSHIP 37S	RANGE 19E



2930 University Parkway
Sarasota, Florida 34243
Phone: (941) 358-6500
www.Ardurra.com
License #2610

CERTIFIED AS A SKETCH AND LEGAL DESCRIPTION
Sketch and Legal description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper

2021-01-14



JEFFREY E. KISTNER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS7125
CERTIFICATE OF AUTHORIZATION No. LB 2610

Z:\SURVEY\00040\2018\0137\Production\Drawings\Revised Area A - Sketch & Legal.dwg, January 14, 2021 9:24 AM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION (ARDURRA GROUP, INC)

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE THE FOLLOWING 2 (TWO) COURSES ALONG THE NORTH LINE OF SAID SECTION 31, 1. NORTH 89°40'31" EAST, A DISTANCE OF 2,143.82 FEET; 2. NORTH 89°40'31" EAST A DISTANCE OF 2,741.21 FEET TO A LINE LYING 25.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 31; THENCE ALONG SAID LINE, SOUTH 01°30'08" WEST, A DISTANCE OF 4,462.45 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE LEAVING SAID LINE, WESTERLY 146.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 15°15'39", AND A CHORD BEARING AND DISTANCE OF NORTH 67°38'11" WEST 146.06 FEET; THENCE NORTH 75°16'00" WEST, A DISTANCE OF 90.16 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 122.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 14°22'03", AND A CHORD BEARING AND DISTANCE OF NORTH 82°27'02" WEST 122.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 527.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE OF 42°03'55", AND A CHORD BEARING AND DISTANCE OF NORTH 75°41'40" WEST 515.38 FEET; THENCE NORTH 18°54'26" EAST, A DISTANCE OF 302.35 FEET; THENCE NORTH 65°01'05" WEST, A DISTANCE OF 1,068.36 FEET; THENCE SOUTH 35°25'57" WEST, A DISTANCE OF 1,176.73 FEET; THENCE NORTH 89°13'36" WEST, A DISTANCE OF 489.05 FEET; THENCE SOUTH 00°07'10" EAST, A DISTANCE OF 427.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 100.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°31'42", AND A CHORD BEARING AND DISTANCE OF NORTH 75°35'35" WEST 100.43 FEET; THENCE NORTH 81°21'26" WEST, A DISTANCE OF 108.92 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 97.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 16°01'28", AND A CHORD BEARING AND DISTANCE OF NORTH 89°22'10" WEST 97.57 FEET; THENCE SOUTH 82°37'06" WEST, A DISTANCE OF 75.69 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 88.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 14°32'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°20'42" WEST 88.62 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 75, ACCORDING TO FDOT PROJECT NO. I-75-6(16)404, DATED 3-22-1974; THENCE NORTH 21°33'01" WEST, ALONG SAID EAST LINE A DISTANCE OF 3,912.60 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00°46'55" EAST, ALONG SAID WEST LINE A DISTANCE OF 1,204.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 426.093 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, BEING NORTH 89°40'31" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

NEAL COMMUNITIES

PARCEL CONTAINING 426.093 ACRES



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Z:\SURVEY\00040\2018\0137\Production\Drawings\Revised Area A - Sketch & Legal.dwg, January 14, 2021 9:45 AM, ARDURRA GROUP, Inc.

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

6

RESOLUTION NO. 2022-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 SETTING A PUBLIC HEARING TO BE HELD ON _____ 2022, AT 12:00 P.M., LOCATED AT 5800 LAKEWOOD RANCH BLVD., SARASOTA, FLORIDA, 34240, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2, LOCATED IN SARASOTA COUNTY, FLORIDA, ALL IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the “Board”) of the Lakes of Sarasota Community Development District 2 (the “District”) has previously adopted Resolution No. 2022-32, (the “Assessment Resolution”) entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, TYPE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; RATIFYING AND CONFIRMING THE ENGINEER’S REPORT AND MASTER ASSESSMENT REPORT; and,

WHEREAS, in accordance with the Assessment Resolution, a preliminary assessment roll has been prepared and all other conditions precedent as set forth in Chapters 170, 190 and 197, Florida Statutes, have been satisfied to the holding of the aforementioned public hearing, and are available for public inspection at the offices of the District Manager, 2300 Glades Road, Ste. 410W, Boca Raton, Florida, 33421, and at the District’s local offices, 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2:

1. There is hereby declared a public hearing to be held at 12:00 P.M. on _____ 2022, at 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, for the purpose of hearing comment and objection to the proposed special assessment program for the District’s Improvements (as defined in the Assessment Resolution) and as identified in the preliminary assessment roll, available at the offices of the District Manager and at the offices of the District. The geographic depiction of the property subject to the Assessments and the proposed schedule of the Assessments were attached to the Assessment Resolution (Resolution 2022-32), and this notice does hereby incorporate the Assessment Resolution, and all attachments thereto, herein. The Assessments are anticipated to be collected by the Sarasota County Tax Collector’s office or direct billed by the District, in accordance with Chapter 197, Florida Statutes. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting and submit same to the offices of the District Manager or the offices of the District within twenty (20) days of the publication of this notice.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation

within Sarasota County, Florida, (by two (2) publications one (1) week apart, with the first publication being at least twenty (20) days prior to the date of the hearing established herein, and the last publication being at least one (1) week prior to the date of such hearing). Such notice shall describe all matters set forth above and herein this Resolution 2022-33, including the name of the District, descriptions of the Improvements, Assessments, assessment plat (including a geographic depiction of the property subject to the assessments and the assessment plat), preliminary assessment roll (including proposed schedule of assessment), the fact that the Assessments will be collected by the tax collector, unless direct billed by the District, as well as advise all persons interested that the description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager and/or the District and that all affected property owners or other interested persons have the right to appear at the public hearing and the right to file written objections within twenty (20) days of the publication of the notice; and all other matters of notice as required by Sections 170.07 and 197.3632(4)(b), Florida Statutes, and all other such applicable laws shall be fully complied with upon publication of this notice. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by certified, first class U.S. mail of the time and place of this hearing to the owners of all property to be assessed by the District and include in such notice all matters contained in Sections 170.07 and 197.3632(4)(b), Florida Statutes, including the purpose of and amount of the Assessment for each such property owner and parcel, a description of the areas to be improved, a description of the Improvements, the assessment plat and preliminary assessment roll, the total amount to be levied against each parcel, the unit of measurement to be applied against each parcel to determine the assessment, the number of such units contained within each parcel, the total revenue the District will collect by assessment, notice that information concerning all assessments may be ascertained at the offices of the District Manager and /or the District, notice that all affected property owners have the right to appear at the public hearing and the right to file written objections within twenty (20) days of the publication of the notice. Additionally, the notice shall contain a statement to all property owners that failure to pay the Assessments will cause a tax certificate to be issued against the property that may result in a loss of title. The District Manager shall file proof of such mailing by affidavit with the District Secretary reflecting all notices and matters to be stated therein as required by Section 170.07, Florida Statutes, and Section 197.3632(4)(b), Florida Statutes, and all other such applicable laws, has been met.

3. Resolution 2022-32, including all of its exhibits and attachments, including the assessment plat and preliminary assessment roll, is hereby incorporated herein this Resolution 2022-33.

4. This Resolution replaces 2022-30, and Resolution 2022-30 is hereby rescinded.

5. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of August, 2022.

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2**

ATTEST:

Secretary, Board of Supervisors

Chairman, Board of Supervisors

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

7

RESOLUTION 2022-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARINGS ON THE PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-18 TO RESET THE HEARINGS THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Lakes of Sarasota Community Development District 2 (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District 2 Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 11, 2022, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2022-18 approving the proposed budgets for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and setting public hearings on the proposed budget for August 10, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240; and

WHEREAS, on July 13, 2022, at a duly noticed public meeting, the Board decided to reschedule the date of the public hearing to August 17, 2022 at the same time location as set forth in Resolution 2022-18, and the District Manager has caused the notice of the public hearing, with the new date to be published in a newspaper of general circulation in Sarasota County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

WHEREAS, the Board desires to ratify the its action in resetting the public hearing date and the District Manager’s action in publishing the required notice.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2:

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the Board in resetting the public hearing and the District Manager in publishing the notice of public hearing are hereby ratified. Resolution 2022-18 is hereby amended to reflect that the public hearing is re-set on August 17, 2022, at 12:00 p.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240; and

SECTION 2. RESOLUTION 2022-18 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2022-18 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 17th day of August, 2022.

ATTEST:

**LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT 2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

8A

PROOF OF PUBLICATION

Daphne Gillyard
Daphne Gillyard
Lakes of Sarasota Community Development District 2
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/29/2022, 08/05/2022

and that the fees charged are legal.

Sworn to and subscribed before on 08/05/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$451.00

Order No: 7566361

Customer No: 747750

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SARAH BERTELSEN
Notary Public
State of Wisconsin

LAKES OF SARASOTA
COMMUNITY DEVELOPMENT
DISTRICT 2
NOTICE OF PUBLIC HEARINGS
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2021/2022
AND THE FISCAL YEAR 2022/2023
BUDGETS; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors ("Board") of the Lakes of Sarasota Community Development District 2 ("District"), located in Sarasota County, will hold public hearings on August 17, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year ending beginning October 1, 2021 through September 30, 2022 ("Fiscal Year 2021/2022") and the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budgets may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting and/or public hearings or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Pub: July 29, Aug 5, 2022; #7566361

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

8B

RESOLUTION 2022-35

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Lakes of Sarasota Community Development District 2 (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakes of Sarasota Community Development District 2 for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2022.

ATTEST:

**LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT 2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2021/2022 Budget(s)

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
PROPOSED BUDGET
FISCAL YEAR 2022**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
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**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Proposed Budget FY 2022
REVENUES	
Developer contribution	\$ 61,465
Total revenues	61,465
EXPENDITURES	
Professional & administrative	
Supervisors	5,300
Management/accounting/recording	10,000
Legal	20,000
Engineering	10,000
Audit*	-
Arbitrage rebate calculation*	-
Dissemination agent*	-
Trustee*	-
Telephone	100
Postage	500
Printing & binding	500
Legal advertising	7,500
Annual special district fee	175
Insurance	5,000
Contingencies/bank charges	500
Website	
Hosting & maintenance	1,680
ADA compliance	210
Total expenditures	\$61,465
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	\$ -

Note: This is a 5 month budget.

* Expenses will be realized during budget year following bond issued.

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 5,300
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	10,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community. The fee being charged is a five month fee which has been discounted 50% until bonds are issued at which point it will return to \$48k per year/ \$4k per month.	
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	-
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	-
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	-
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	100
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	7,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,000
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	1,680
ADA compliance	210
Total expenditures	<u>\$ 61,465</u>

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

9A

PROOF OF PUBLICATION

Daphne Gillyard
Daphne Gillyard
Lakes of Sarasota Community Development District 2
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/29/2022, 08/05/2022

and that the fees charged are legal.

Sworn to and subscribed before on 08/05/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$451.00

Order No: 7566361

Customer No: 747750

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

LAKES OF SARASOTA
COMMUNITY DEVELOPMENT
DISTRICT 2
NOTICE OF PUBLIC HEARINGS
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2021/2022
AND THE FISCAL YEAR 2022/2023
BUDGETS; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors ("Board") of the Lakes of Sarasota Community Development District 2 ("District"), located in Sarasota County, will hold public hearings on August 17, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year ending beginning October 1, 2021 through September 30, 2022 ("Fiscal Year 2021/2022") and the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budgets may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting and/or public hearings or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Pub: July 29, Aug 5, 2022; #7566361

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

9B

RESOLUTION 2022-36

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Lakes of Sarasota Community Development District 2 (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakes of Sarasota Community Development District 2 for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2022.

ATTEST:

**LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT 2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget(s)

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
PROPOSED BUDGET
FISCAL YEAR 2023**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
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**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Proposed Budget FY 2023
REVENUES	
Developer contribution	\$ 111,990
Total revenues	111,990
EXPENDITURES	
Professional & administrative	
Supervisors	12,700
Management/accounting/recording	48,000
Legal	20,000
Engineering	10,000
Audit*	3,500
Arbitrage rebate calculation*	750
Dissemination agent*	1,000
Trustee*	4,000
Telephone	200
Postage	1,000
Printing & binding	1,000
Legal advertising	2,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	750
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	\$111,990
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	\$ -

* Expenses will be realized during budget year following bond issued.

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,700
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community. The fee being charged assumes bonds are issued by September 30, 2022 and therefore returns to \$48k per year.	
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,000
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u>\$ 111,990</u>

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

10

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 12,308	\$ 12,308
Total assets	\$ 12,308	\$ 12,308
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 5,232	\$ 5,232
Accrued wages payable	1,000	1,000
Tax payable	76	76
Landowner advance	6,000	6,000
Total liabilities	12,308	12,308
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	6,308	6,308
Total deferred inflows of resources	6,308	6,308
Fund balances:		
Unassigned	(6,308)	(6,308)
Total fund balances	(6,308)	(6,308)
Total liabilities, deferred inflows of resources and fund balances	\$ 12,308	\$ 12,308

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 61,465	0%
Total revenues	<u>-</u>	<u>-</u>	<u>61,465</u>	0%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,076	5,300	20%
Management/accounting/recording*	2,000	4,000	10,000	40%
Legal	1,057	1,057	20,000	5%
Engineering	-	-	10,000	0%
Telephone	16	33	100	33%
Postage	59	59	500	12%
Printing & binding	42	83	500	17%
Legal advertising	-	-	7,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,000	0%
Contingencies/bank charges	-	-	500	0%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>3,174</u>	<u>6,308</u>	<u>61,465</u>	10%
Excess/(deficiency) of revenues over/(under) expenditures	(3,174)	(6,308)	-	
Fund balances - beginning	(3,134)	-	-	
Fund balances - ending	<u>\$ (6,308)</u>	<u>\$ (6,308)</u>	<u>\$ -</u>	

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

11

DRAFT

**MINUTES OF MEETING
LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2**

The Board of Supervisors of the Lakes of Sarasota Community Development District 2 held Multiple Public Hearings and a Regular Meeting on July 13, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240.

Present at the meeting were:

Pete Williams	Chair
Kris Watts	Vice Chair
Priscilla Heim	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Kimberly Ashton (via telephone)	District Counsel
Shawn Leins	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:40 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to the Elected Board of Supervisors (*the following will be provided in a separate package*)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Heim, Ms. Watts, Mr. Weidemiller, Mr. Williams and Mr. Blakley. He provided the following items:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

- 40 **B. Membership, Obligations and Responsibilities**
- 41 **C. Financial Disclosure Forms**
 - 42 **I. Form 1: Statement of Financial Interests**
 - 43 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - 44 **III. Form 1F: Final Statement of Financial Interests**
- 45 **D. Form 8B: Memorandum of Voting Conflict**

47 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-25,**
 48 **Canvassing and Certifying the Results of**
 49 **the Landowners’ Election of Supervisors**
 50 **Held Pursuant to Section 190.006(2),**
 51 **Florida Statutes, and Providing for an**
 52 **Effective Date**

54 Mr. Adams presented Resolution 2022-25. He reported the results of the Landowners’

55 Election as follows:

56	Seat 1	Pete Williams	427 votes	4-Year Term
57	Seat 2	Kris Watts	427 votes	4-Year Term
58	Seat 3	Dale Weidemiller	20 votes	2-Year Term
59	Seat 4	John Blakley	426 votes	2-Year Term
60	Seat 5	Priscilla Heim	426 votes	2-Year Term

62 **On MOTION by Mr. Weidemiller and seconded by Ms. Watts, with all in favor,**
 63 **Resolution 2022-25, Canvassing and Certifying the Results of the Landowners’**
 64 **Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes,**
 65 **and Providing for an Effective Date, was adopted.**

68 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2022-26,**
 69 **Designating Certain Officers of the District,**
 70 **and Providing for an Effective Date**

72 Mr. Adams presented Resolution 2022-26. The following slate of officers was
 73 nominated:

74	Chair	Pete Williams
75	Vice Chair	Kristine Watts

76	Secretary	Chesley E. Adams, Jr.
77	Assistant Secretary	Dale Weidemiller
78	Assistant Secretary	John Blakley
79	Assistant Secretary	Priscilla Heim
80	Assistant Secretary	Craig Wrathell

81 No other nominations were made.

82 Prior appointments by the Board for Treasurer and Assistant Treasurer remain
83 unaffected by this Resolution.

84

85 **On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor,**
 86 **Resolution 2022-26, Designating Certain Officers of the District, as nominated,**
 87 **and Providing for an Effective Date, was adopted.**

88
89

90 **SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments
and Objections to the Adoption of the
Rules of Procedure, Pursuant to Sections
120.54 and 190.035, Florida Statutes**

91
92
93
94

95 **A. Affidavits of Publication**

96 The affidavits of publication were included for informational purposes.

97 **B. Consideration of Resolution 2022-27, Adopting Rules of Procedure; Providing a
98 Severability Clause; and Providing an Effective Date**

99

100 **On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the
101 Public Hearing was opened.**

102
103

104 No members of the public spoke.

105
106

107 **On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the
108 Public Hearing was closed.**

109
110

111 Mr. Adams presented Resolution 2022-27.

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On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2022-27, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/ Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes of Sarasota Community Development District 2 in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Public Hearing was closed.

153 Mr. Adams presented Resolution 2022-28.

154

155 **On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor,**
156 **Resolution 2022-28, Expressing its Intent to Utilize the Uniform Method of**
157 **Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be**
158 **Levied by the Lakes of Sarasota Community Development District 2 in**
159 **Accordance with Section 197.3632, Florida Statutes; Providing a Severability**
160 **Clause; and Providing an Effective Date, was adopted.**

161

162

163 **EIGHTH ORDER OF BUSINESS**

Presentation of Master Engineer's Report

164

165 Mr. Leins presented the Master Engineer's Report dated May, 2022. The Report
166 describes infrastructure improvements to be funded by the CDD for which the estimated total
167 costs are approximately \$67.3 million. The project is in permitting and plan approval for
168 Neighborhoods 1 and 2 in the Village Center is expected soon. The County approved the Master
169 Stormwater Management Plan. Site plans for all but 25 acres are expected to be submitted for
170 permitting on August 25, 2022.

171

172 **NINTH ORDER OF BUSINESS**

**Presentation of Master Special Assessment
Methodology Report**

173

174

175 Mr. Szymonowicz presented the pertinent data in each section of the Second
176 Supplemental Special Assessment Methodology Report dated June 1, 2022. He discussed the
177 Capital Improvement Plan (CIP), financing plan, capitalized interest period, previously issued
178 bonds, lienability tests, True-up mechanism, assessment roll and Appendix tables. He noted the
179 following:

180 ➤ The CIP includes various projects that have been divided by the District Engineer into
181 two general stages. Construction planned between 2022 and 2025 is projected to cost \$43.9
182 million and construction planned between 2025 and 2027 is projected to cost \$23.375 million,
183 for a total projected cost of \$67.275 million.

184 ➤ All projected costs are designed to benefit all the projected 917 units within the CDD.

185 ➤ The Development Plan includes single-family detached units ranging from 45' to 72' in
186 average width, paired villas, townhome units, single cottage units and double cottage units.

187 ➤ The total par amount of bonds, including the cost of financing, capitalized interest and
188 debt service reserve, is \$92,355,000.

189

190 **TENTH ORDER OF BUSINESS**

Consideration of Resolution 2022-29, Declaring Special Assessments; Indicating the Location, Nature, Type and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution; Ratifying and Confirming the Engineer’s Report and Master Assessment Report

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210 Mr. Adams presented Resolution 2022-29.

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On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2022-29, Declaring Special Assessments; Indicating the Location, Nature, Type and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution; Ratifying and Confirming the Engineer’s Report and Master Assessment Report, was adopted.

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225 **ELEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2022-30, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property

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Within the District Generally Described as the Lakes of Sarasota Community Development District 2 in Accordance with Chapters 170, 190 and 197, Florida Statutes

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Mr. Adams presented Resolution 2022-30. The consensus was to move the August meeting to August 17, 2022.

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On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, Resolution 2022-30, Setting a Public Hearing for August 17, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Lakes of Sarasota Community Development District 2 in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

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TWELFTH ORDER OF BUSINESS

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Consideration of Resolution 2022-31, Authorizing the Issuance of Not Exceeding \$92,355,000 Principal Amount of Lakes of Sarasota Community Development District 2 Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

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Mr. Adams presented Resolution 2022-31.

309 There was no report.

310 **B. District Engineer (Interim): AM Engineering, LLC**

311 There was no report.

312 **C. District Manager: Wrathell, Hunt and Associates, LLC**

313 Mr. Adams reported the following:

314 ➤ The final proposed Fiscal Year 2023 budget will be presented at the next meeting.

315 ➤ Information was uploaded to the County for preparation of the Truth-in-Millage (TRIM)
316 notices.

317 ➤ The Stormwater Management Needs Analysis Report was submitted to the County.

318 • **NEXT MEETING DATE: August 10, 2022 at 12:00 P.M.**

319 ○ **QUORUM CHECK**

320 The next meeting will be held on August 17, 2022, rather than August 10, 2022.

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322 **SIXTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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324 There were no Board Members' comments or requests.

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326 **SEVENTEENTH ORDER OF BUSINESS**

Public Comments

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328 No members of the public spoke.

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330 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

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333 **On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the**
334 **meeting adjourned at 1:04 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

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LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION***5800 Lakewood Ranch Blvd., Sarasota, Florida 34240*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 8, 2022	Regular Meeting	12:00 PM
July 13, 2022	Regular Meeting	12:00 PM
August 10, 2022 <i>rescheduled to August 17, 2022</i>	Regular Meeting	12:00 PM
August 17, 2022	Public Hearing & Regular Meeting	12:00 PM
September 14, 2022	Regular Meeting	12:00 PM