

LAKEs OF SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT 2**

October 12, 2022

BOARD OF SUPERVISORS

**PUBLIC HEARING 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

October 5, 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 a Public Hearing and Regular Meeting on October 12, 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. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Consideration of Resolution 2023-01, Authorizing and Confirming District Projects for Construction and/or Acquisition of Infrastructure Improvements; Approval of the District's Engineer's Report and Assessment Report; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Costs of the Improvements Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Capital Improvement Revenue Bonds; Making Provisions for Exemptions from Special Assessments and Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

4. Acceptance of Unaudited Financial Statements as of August 31, 2022
5. Approval of August 17, 2022 Public Hearings and Regular Meeting Minutes
6. 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: November 9, 2022 at 12:00 P.M.

○ QUORUM CHECK

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

7. Board Members' Comments/Requests
8. Public Comments
9. 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

3A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box G31244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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:

09/16/2022, 09/23/2022

and that the fees charged are legal.
Sworn to and subscribed before on 09/23/2022

Legal Clerk

D. Roberts

Notary, State of WI, County of Brown

Kathleen Allen

1-7-25

My commission expires

Publication Cost: \$2300.00

Order No: 7785977

of Copies:

Customer No: 747750

-1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.35(2)(b), FLORIDA STATUTES, BY THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2

NOTICE OF REGULAR MEETING OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2

The Lakes of Sarasota Community Development District 2 Board of Supervisors ("Board") will hold public hearings on October 12, 2022, at 12:00 P.M. at 3800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, to consider the adoption of an assessment roll and the imposition of special assessments to secure proposed benefits on benefited lands within the Lakes of Sarasota Community Development District 2 (the "District"), a local unit of special purpose government established pursuant to Ch. 190 Florida Statutes, which District consists of approximately 478,293 acres within Sarasota County, Florida. A depiction of the lands subject to the assessments is shown below. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed (assessment roll) and the amount to be assessed (assessment roll) for each parcel of property may be obtained at the District's Records Office located at 2300 Glades Road, Ste. 410W, Boca Raton, Florida, 33431, the District's Local Records Office located at 3400 Lakewood Ranch Blvd., Sarasota, Florida, 34240 or by calling (941) 571-0010.

The District is a local unit of special purpose local government established pursuant to Ch. 190 Florida Statutes responsible for providing infrastructure improvements to serve lands within the District. The infrastructure improvements ("Improvements") are primarily reported to include, but are not limited to, public roadway, drainage and drainage improvements and facilities, including lakes, water and wastewater improvements, master irrigation facilities, cost of engineering, design fees and permitting costs, and contingencies, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the address provided above. The Improvement and Capital Improvement Plan are set forth in the Lakes of Sarasota Community Development District 2 Report of District Engineer, dated May, 2022, and approved July 13, 2022, (the "Engineer's Report").

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Lakes of Sarasota Community Development District 2 Master Special Assessment Methodology Report, dated June 1, 2022, and approved on July 13, 2022, (the "Assessment Report").

The Engineer's Report and the Assessment Report are both on file and available for inspection during normal business hours at the address provided above.

The Assessment Report identifies each benefited and cross-benefited parcel within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per benefited and cross-benefited area basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Engineer's Report and Assessment Report for more details.

The annual renewal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire a more than \$82,265,000.00 in debt to be assessed by the District against the benefited lands within the District within twenty (20) years of the collection of or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Table 5
Lakes of Sarasota
Community Development District 2
Bond Assessment Apportionment

Unit Type	Number of Units	Total Project Cost Allocation	Total Bond Assessments	Bond Assessments Apportionment	Annual Debt Service Payment per Unit
SP 41	98	\$8,278,055.55	\$11,364,923.58	\$115,968.01	\$11,076.55
SP 52	203	\$19,711,094.65	\$27,059,341.65	\$133,297.75	\$12,731.67
SP 57	123	\$13,137,455.47	\$18,035,117.99	\$146,576.96	\$14,004.84
SP 72	52	\$4,307,785.23	\$11,454,912.75	\$183,950.21	\$17,569.70
Paired Villa	92	\$6,431,833.73	\$8,829,609.87	\$95,974.02	\$9,166.80
Villa 20	108	\$3,084,940.46	\$5,470,519.16	\$50,652.96	\$4,839.03
Cottages - Single	143	\$4,859,801.91	\$6,671,527.39	\$46,654.04	\$4,456.08
Cottages - Double	55	\$2,563,411.99	\$3,519,047.41	\$30,969.18	\$2,919.50
Total	817	\$67,275,000.00	\$92,265,000.00		

*Please note that unit allocations to water benefits are based on the ERU benefit allocation allocated in Table 4

*Assumes county collection costs estimated at 2% subject to change and an early collection discount allowance estimated at 4% subject to change

The assessments may be levied in whole or in part, or may be levied in part or in whole on more than thirty (30) annual installments subject to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Sarasota County tax roll by the Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice. Written objections may be filed at the District's Records Office and the District's Local Records Office, at the address noted above.

Also on October 12, 2022, at 12:00 P.M., at 3800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, the Board will hold a regular public meeting to consider other business matters, including those related to the construction of improvements, to consider matters related to a bond issue and special assessments to finance improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued by motion to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to testify at any decision of the Board with respect to any matter considered at the meeting or hearing, such person will need a microphone and should be prepared to testify accordingly, and that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such person is based.

Any person requesting special accommodations at the meeting or hearings because of a physical or physical impairment should contact the District Office at (941) 571-0010 at least two (2) weeks prior to the meeting, if you are hearing or speech impaired, please contact the District Office at (941) 571-0010 or by email at (941) 571-0010.

RESOLUTION 2022-22

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 THESE IMPROVEMENTS, PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEPAID BY THE SPECIAL ASSESSMENTS, PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE, PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE, RELEVATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED, PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION, RATIFYING AND CONFIRMING THE ENGINEER'S REPORT AND MASTER ASSESSMENT REPORT.

WHEREAS, the Board of Supervisors of the Lakes of Sarasota Community Development District 2 (the "District") hereby determines to undertake, install, plan, establish, construct, or reconstruct, enlarge or extend, 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 Multiple 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, acquire, operate, and/or 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, (as defined below), 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 such 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"); and

WHEREAS, the Engineer's Report, the Assessment Report and all matters described herein are hereby adopted and approved by the Board of Supervisors of the District on July 13, 2022, (the "Resolution 2022-22") and the same shall be published in the District's Official Record, (the "Official Record"), and the same shall also be published in the District's Official Record, (the "Official Record"), and the same shall also be published in the District's Official Record, (the "Official Record"); and

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

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 plan levied on 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 further describes the costs of the Improvements, amount of Assessments, manner in which the Assessments shall be paid, the timeline 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 letter description of the Series 2022 Assessment Lands upon which the Assessments shall be made and Assessments levied, which Series 2022 Assessment Lands are further described as "All lots and lands adjoining and contiguous to bonding and abutting the Improvements or specially benefited thereby and further designated by the assessment plan, as hereinafter provided";

3. The total estimated cost of the Improvements is \$92,265,000.00 (the "Estimated Cost");

4. The Assessments will carry approximately \$82,265,000.00, 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 levies;

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bonding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plan as hereinafter provided;

7. There is on file at the District Records Office and the Local District Records Office, an assessment plan 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 in the same time and in the same manner as an ad-valorem tax 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 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 benefits to be assessed 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 applicability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, 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 notice as may be required by law or custom in the best interests of the District;

12. This Resolution shall be effective upon the passage of 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 2022-19, and Resolution 2022-20 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

(Signature) Secretary

(Signature) Chairman

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

Enlight "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.

Enlight "C" - Series 2022 Assessment Lands Legal Description

September 16 and September 23, 2022

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

3B

EXHIBIT A

7022 0410 0002 0790 9230

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

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Total Post

\$

Sent To

Street and

City, State,

Flagship National Property Group, LLC
5800 Lakewood Ranch Blvd.
Sarasota, FL, 34240

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Lakes of Sarasota 2 Community Development District

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

September 2, 2022

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

**Flagship National Property Group, LLC
Attn: Pamela Curran, Manager
5800 Lakewood Ranch Blvd.
Sarasota, FL, 34240**

***RE: Lakes of Sarasota Community Development District 2
Notice of Hearing on Declaring Special Assessments***

Dear Property Owner:

You are receiving this notice because Sarasota County tax records indicate that you are a property owner within the Lakes of Sarasota Community Development District 2 (the "District"). The total real property which is the subject of this notice consists of approximately 426.093 acres more particularly described in the legal description attached to the Engineer's Report and/or Assessment Report, as further defined and described herein, or because you have an interest in the real property identified above. The District is a special-purpose unit of local government that was established pursuant to Chapter 190, Florida Statutes. The property you own that is the subject of this notice is identified at the end of this letter, the legal description of which is also attached to this notice.

At the August 17, 2022, meeting of the District's Board of Supervisors, the District approved Resolution 2022-32 Declaring Special Assessments affecting the real property within the District, and ratified and confirmed the Lakes of Sarasota Community Development District 2 Report of District Engineer, dated May, 2022, (the "Engineer's Report"), which Engineer's Report describes the nature of the improvements that may be built or acquired by the District that benefit the lands throughout the District, including, but not limited to, certain public roadways, drainage and stormwater improvements, including lakes, water and wastewater improvements, master irrigation facilities, cost of engineering and contingencies, and all other improvements, all as more specifically described in the Engineer's Report, (the "Improvements"). A copy of the Engineer's Report is enclosed as Exhibit A to this notice and includes the preliminary assessment plat.

The District estimates that it will cost approximately \$92,355,000.00 to finance the total Improvements. As a property owner of assessable land within the District, the District intends to assess your property in the manner set forth in the Lakes of Sarasota Community Development District 2 Master Special Assessment Methodology Report, dated June 1, 2022, and approved on July 13, 2022, by the District's Board of Supervisors, (the "Assessment Report"). A copy of the Assessment Report is enclosed as Exhibit B to this notice and includes the preliminary assessment roll.

The District's assessments will apply to all developable property in the District in the manner set forth in the Assessment Report. The purpose of any such assessment is to secure the bonds issued to fund the Improvements.

The Assessment Report identifies a legal description for lands that are currently expected to be assessed as development progresses, including lands within the District. Assessments are initially allocated on an equal per gross acre basis on the unsold and unplatted developable real property in the District. Upon platting, the method of allocating assessments for the Improvements to be funded by the District is based on the Equivalent Residential Unit ("ERU"). The ERU factor per land use type is found within the tables of

the Assessment Report. The Assessment Report allocates the District's total anticipated debt over all benefited property within the District as set forth therein the Assessment Report.

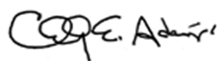
The total amount to be levied against each parcel, and the total number of units contained within each parcel, is detailed in the Assessment Report incorporated herein by this reference, as such Assessment Report may be amended at the below referenced hearing. However, the total amount of the assessments on each platted lot over thirty (30) years may be higher or lower depending on the actual terms of bonds issued. The total revenue that the District will collect by these assessments is anticipated to be \$92,355,000.00, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements.

The assessments are expected to appear on your regular tax bill issued by the Sarasota County Tax Collector; provided however, the District may also choose to directly collect these assessments. As provided in the Assessment Report, the total amount of assessments, as may be imposed in accordance with one or more bond issuances, will constitute a lien against your property that may be prepaid in accordance with Chapter 170, Florida Statutes, or may be paid in not more than thirty (30) annual installments. The failure to pay these assessments will cause a tax certificate to be issued against your property within the District which may result in a loss of title to your property.

In accordance with Chapters 170, 190 and 197, Florida Statutes, this letter is to notify you that a public hearing for the above-mentioned assessments will be held at **12:00 P.M. on October 12, 2022, at 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owner as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District Board of Supervisors within twenty (20) days of this notice at the address noted below.

Information concerning the Improvements, Assessments and copies of the documents referred to in this letter are on file and available during normal business hours at the District's Office, located at 2300 Glades Road, Ste. 410W, Boca Raton, Florida, 33431, at the Local District Offices located at 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, or by contacting the District's Financial Advisor at (561) 571-0010. You may appear at the hearing or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,



Chesley E. Adams, Jr.
District Manager
Lakes of Sarasota Community Development District 2

Enclosures:

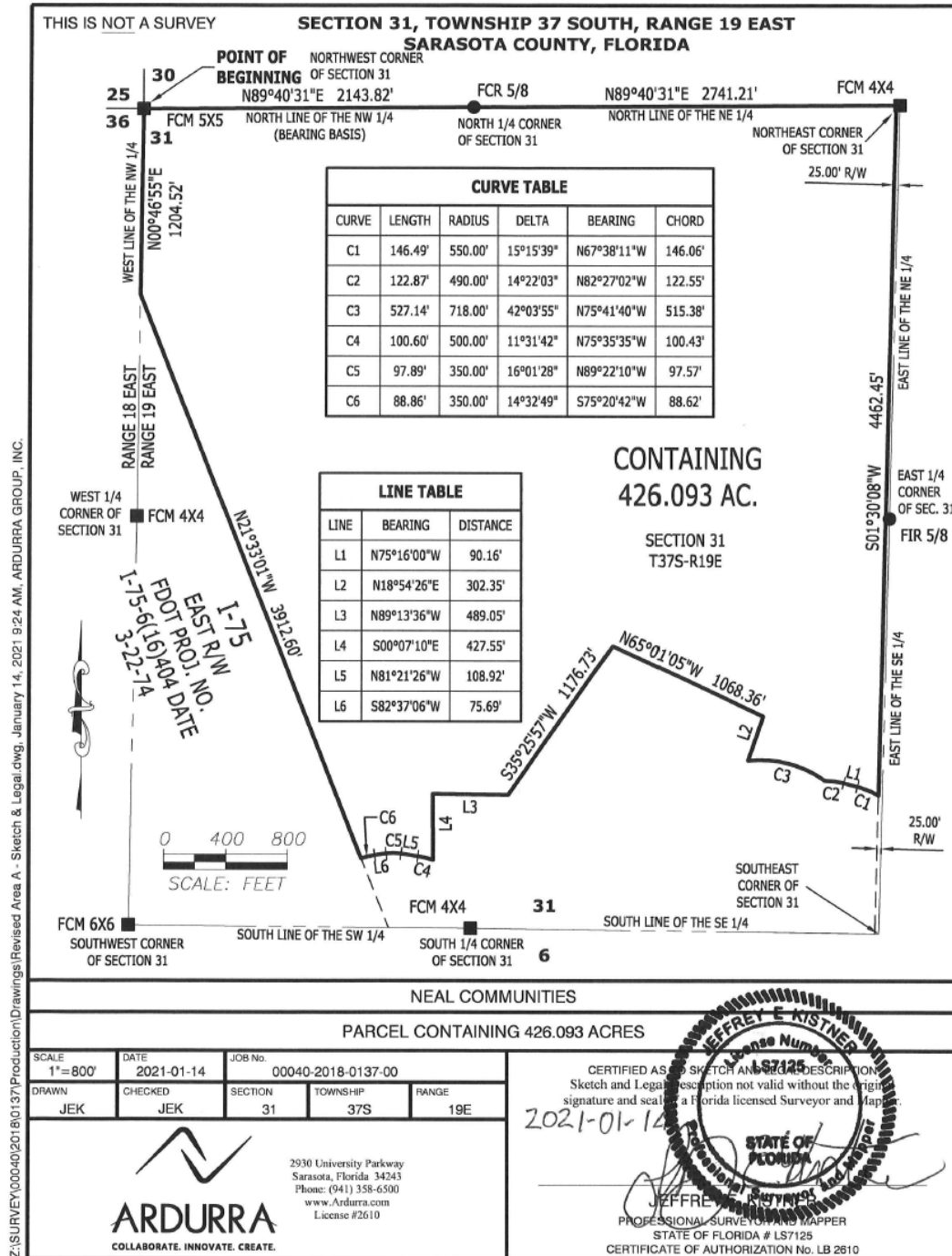
Exhibit "A": Lakes of Sarasota Community Development District 2 Report of District Engineer, dated May, 2022, approved July 13, 2022

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

Flagship National Property Group, LLC:

Owns approximately 426.093 acres, identified as Sarasota County Parcel Tax Identification Numbers 0311001001 [Tax parcel number may change and be revised by Sarasota County and are for informational purposes only].

LEGAL DESCRIPTION



Sheet 1 of 2

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



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

Sheet 2 of 2

**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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SURROUNDING ROADWAY NETWORK MAP	EXHIBIT B
NEIGHBORHOOD PLAN	EXHIBIT C
LAKES OF SARASOTA CDD 2 DISTRICT BOUNDARY	EXHIBIT D
REZONE ORDINANCE NO 2021-072	EXHIBIT E
PERMIT STATUS	EXHIBIT F
ESTIMATED COSTS	EXHIBIT G
HOUSING PRODUCT BREAKDOWN	EXHIBIT H

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 Strazzeria 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.

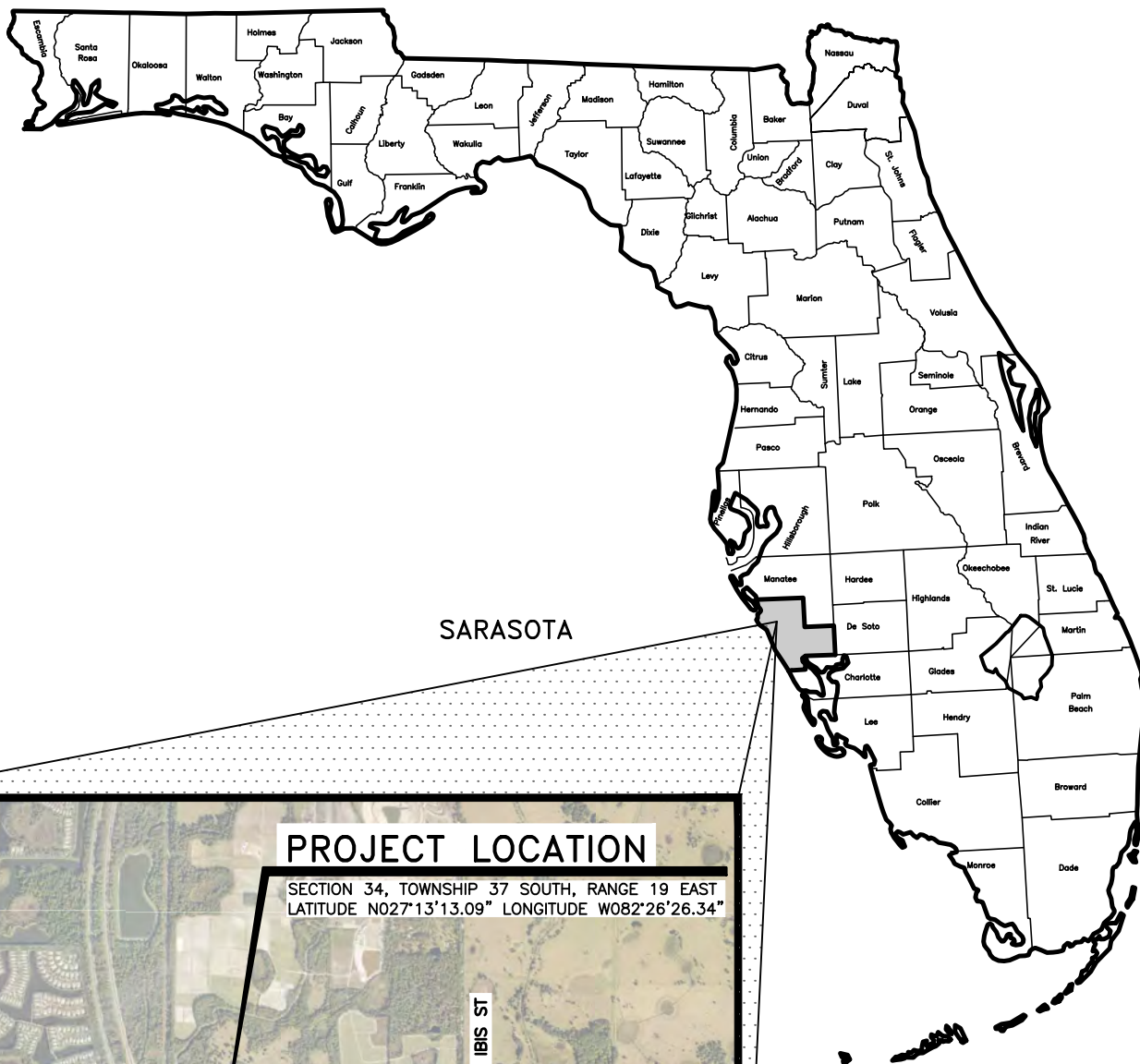
D. Shawn Leins, P.E

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

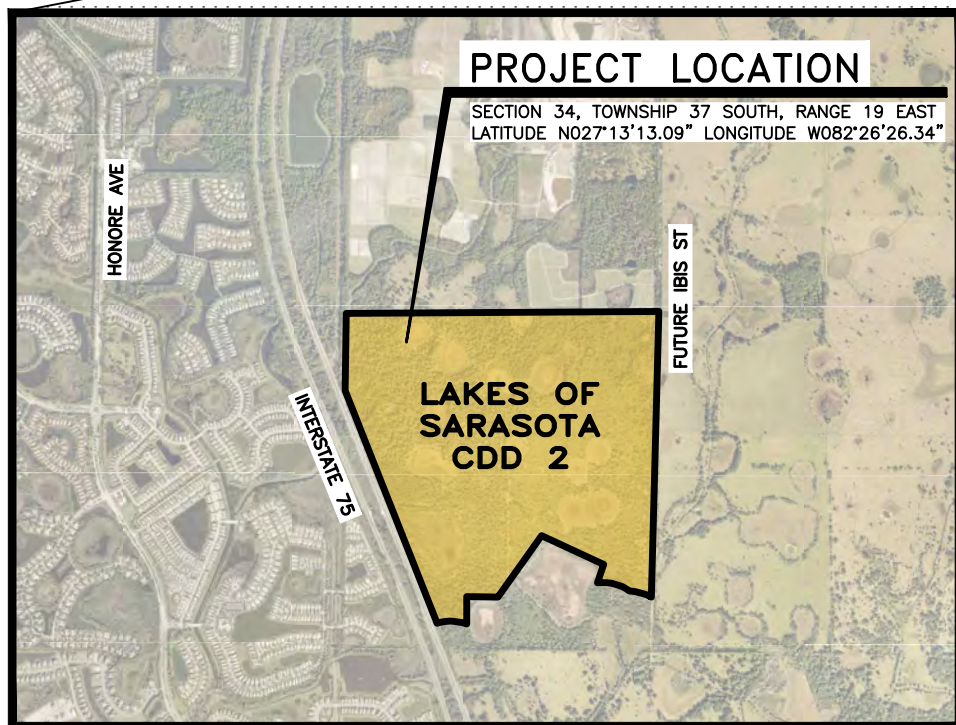
EXHIBIT A



FLORIDA



SARASOTA



PROJECT LOCATION

SECTION 34, TOWNSHIP 37 SOUTH, RANGE 19 EAST
LATITUDE N027°13'13.09" LONGITUDE W082°26'26.34"

**LAKES OF
SARASOTA
CDD 2**

HONORE AVE

FUTURE IBIS ST

INTERSTATE 75

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

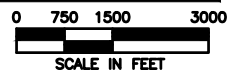
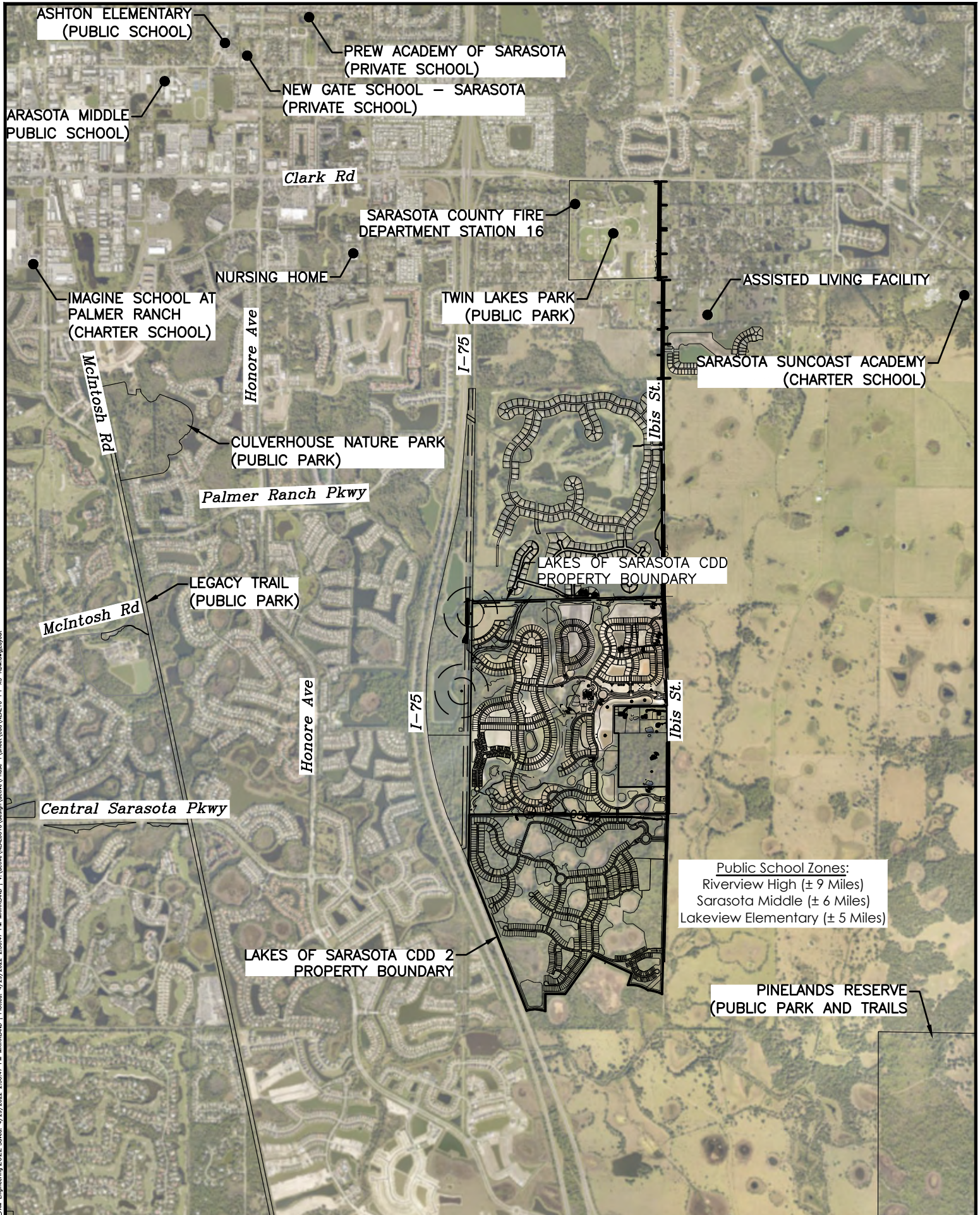


EXHIBIT B





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

PINELANDS RESERVE
(PUBLIC PARK AND TRAILS)

© AM Engineering 2022 Street: 4/29/2022 2:30:47 PM WORKLAND | Plotted: 4/29/2022 2:30:47 PM WORKLAND | V:\active\NEAL010\design\active\Phase 1\Sheet\cadd\NEAL10-PI-X3-SDM.dwg\layout

EXHIBIT C



NEIGHBORHOOD ONE

**VILLAGE
CENTER**

NEIGHBORHOOD TWO

TOWNHOME LOTS
395-502

DOUBLE UNIT (44)

0 175 350 700

SCALE IN FEET

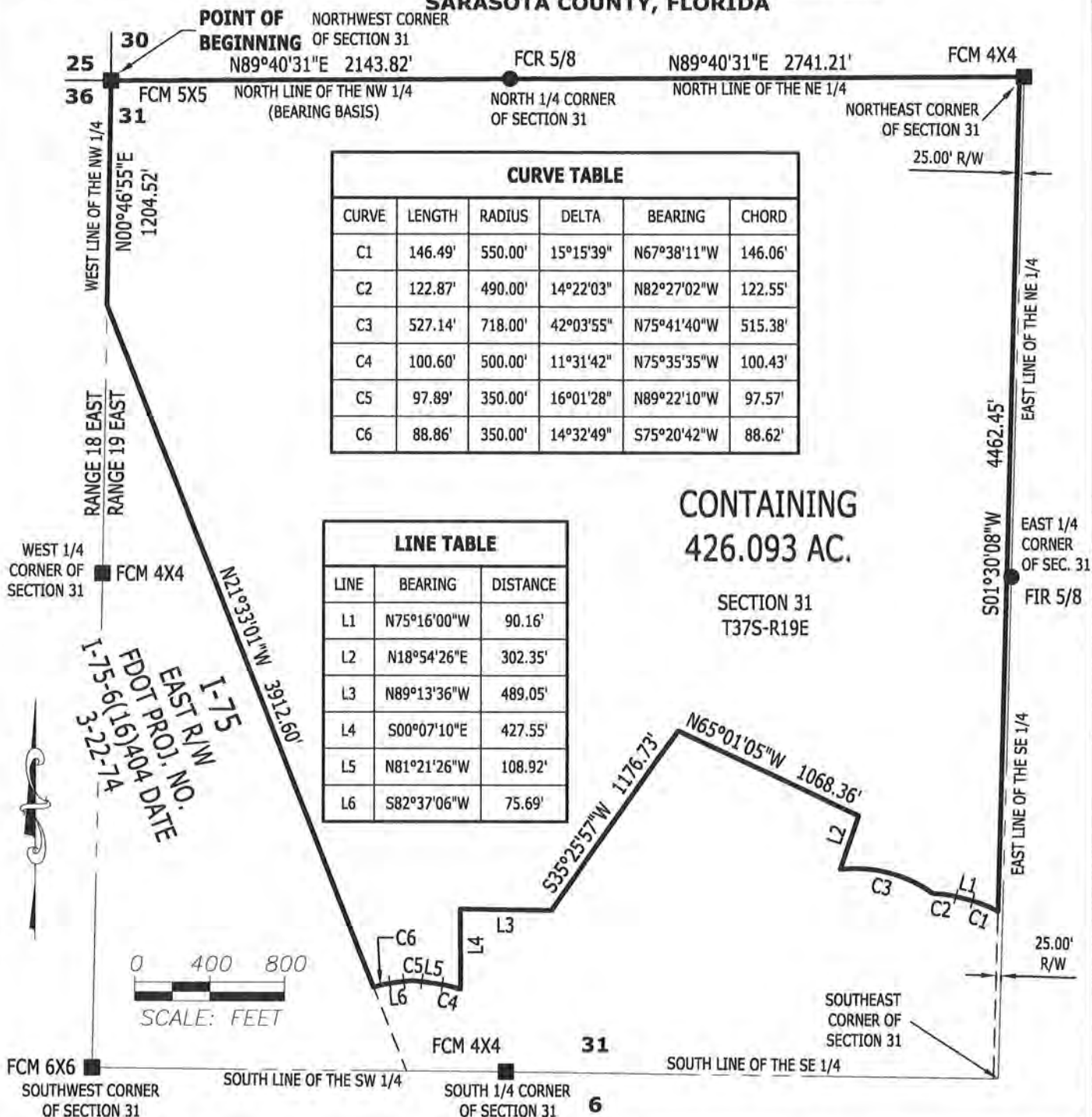


EXHIBIT D



THIS IS NOT A SURVEY

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



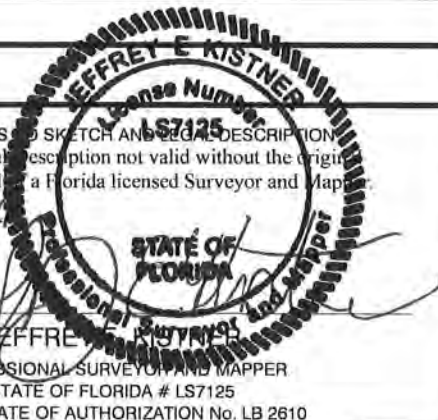
SCALE 1"=800'	DATE 2021-01-14	JOB No. 00040-2018-0137-00
DRAWN JEK	CHECKED JEK	SECTION 31
		TOWNSHIP 37S
		RANGE 19E



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



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
www.Ardurra.com
License #2610

EXHIBIT E



2021 DEC -3 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 DPFG, 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.

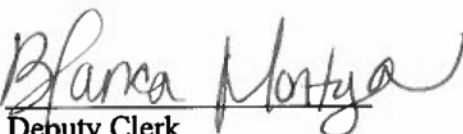
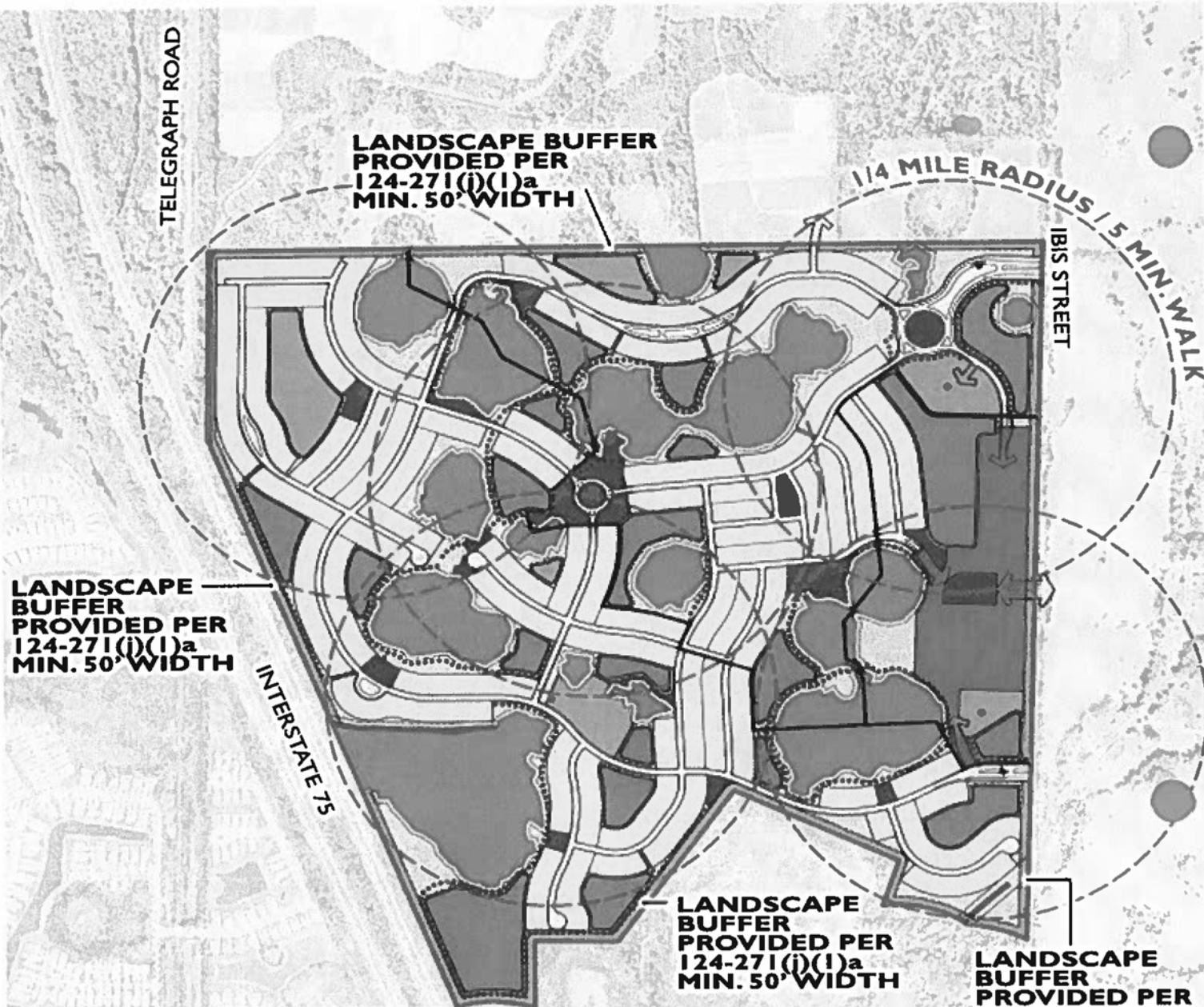
By: 
Deputy Clerk

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;
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.



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.

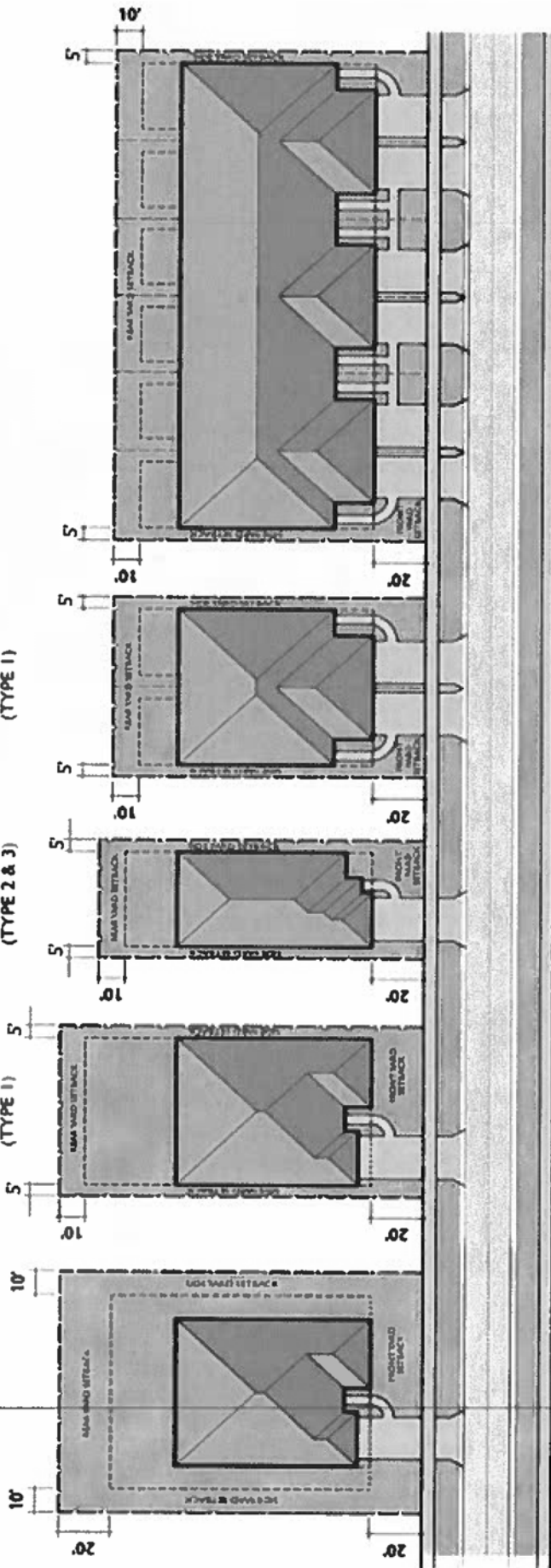
TYPE 2
RESIDENTIAL
(ESTATE HOUSE)

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

TYPE 4
RESIDENTIAL
(FRONT-LOADED
DETACHED
SINGLE-FAMILY
RESIDENTIAL)

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

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

NEIGHBORHOOD ONE












VILLAGE CENTER

NEIGHBORHOOD TWO

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

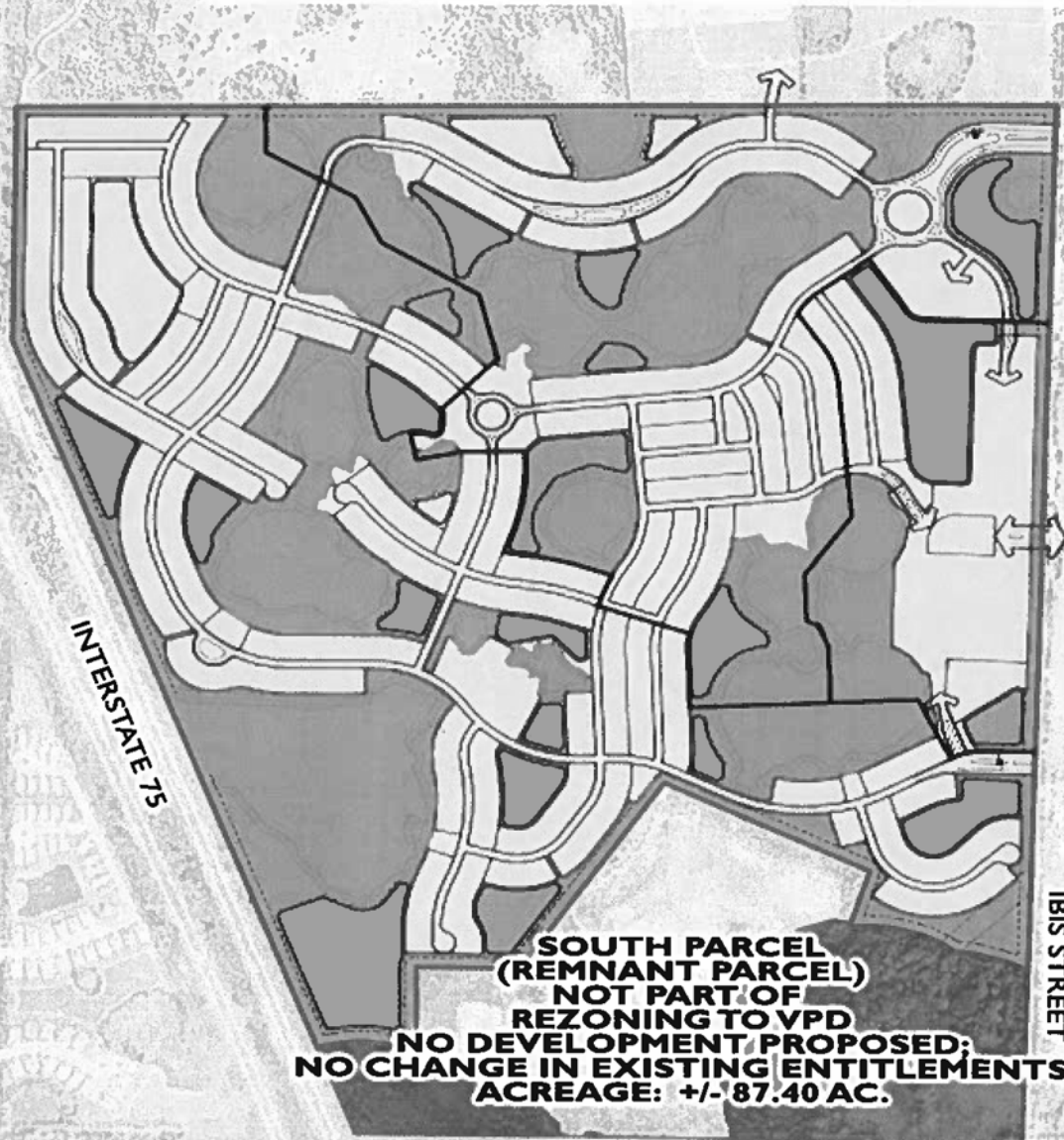
VILLAGE CENTER: 50.26 AC.GROSS: 27.90 DEVELOPED

NEIGHBORHOOD 2: 235.45 AC.GROSS: 115.31 DEVELOPED

TOTAL DWELLING UNITS: 1021 UNITS

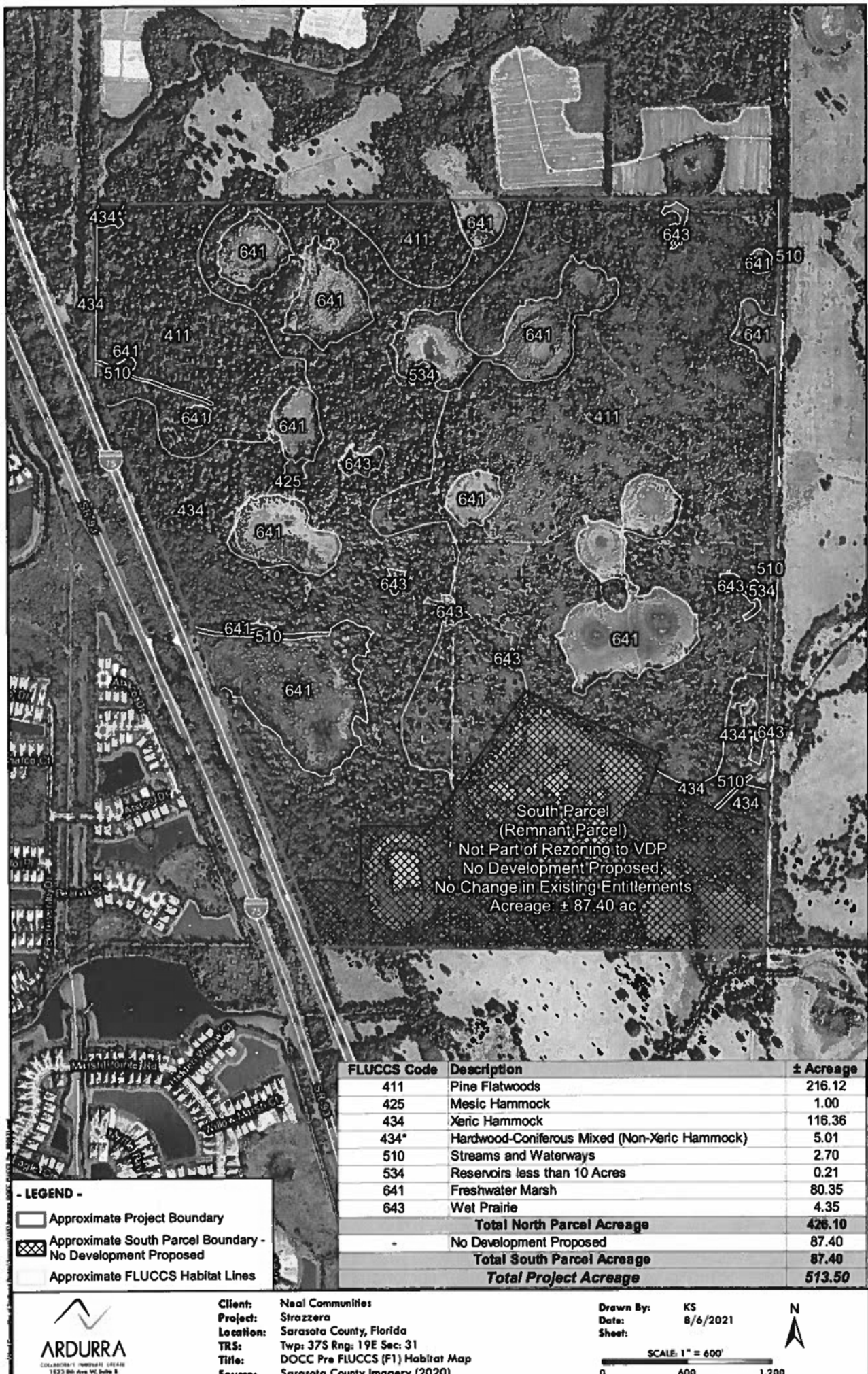
1. ALL ACREAGE SHOWN ARE APPROXIMATE

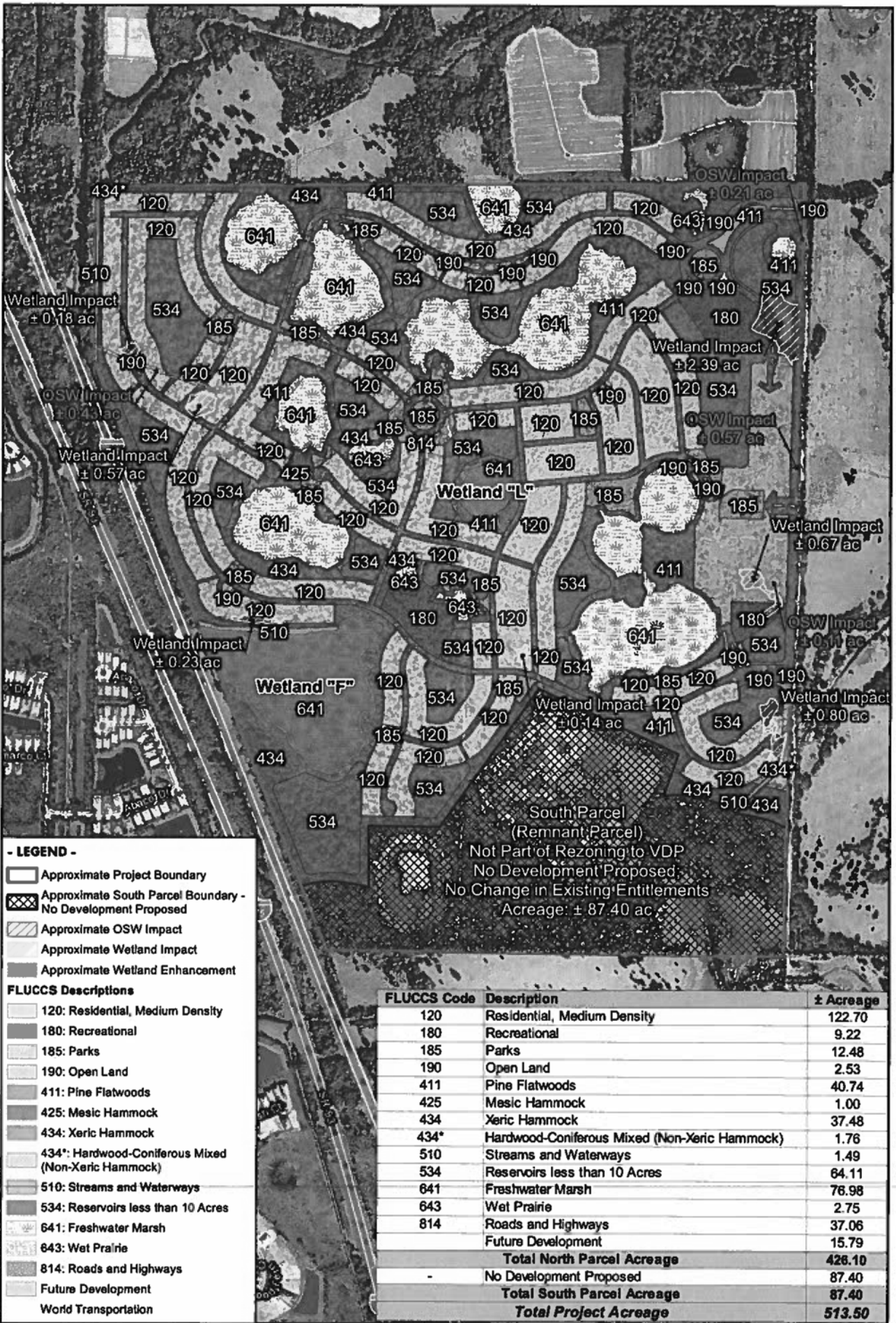
2. ADDITIONAL INFORMATION PROVIDED ON THE ATTACHED MAP SERIES



LEGEND

- PROPERTY BOUNDARY
- DEVELOPED AREA
- OPEN SPACE
- GREENWAY





- 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



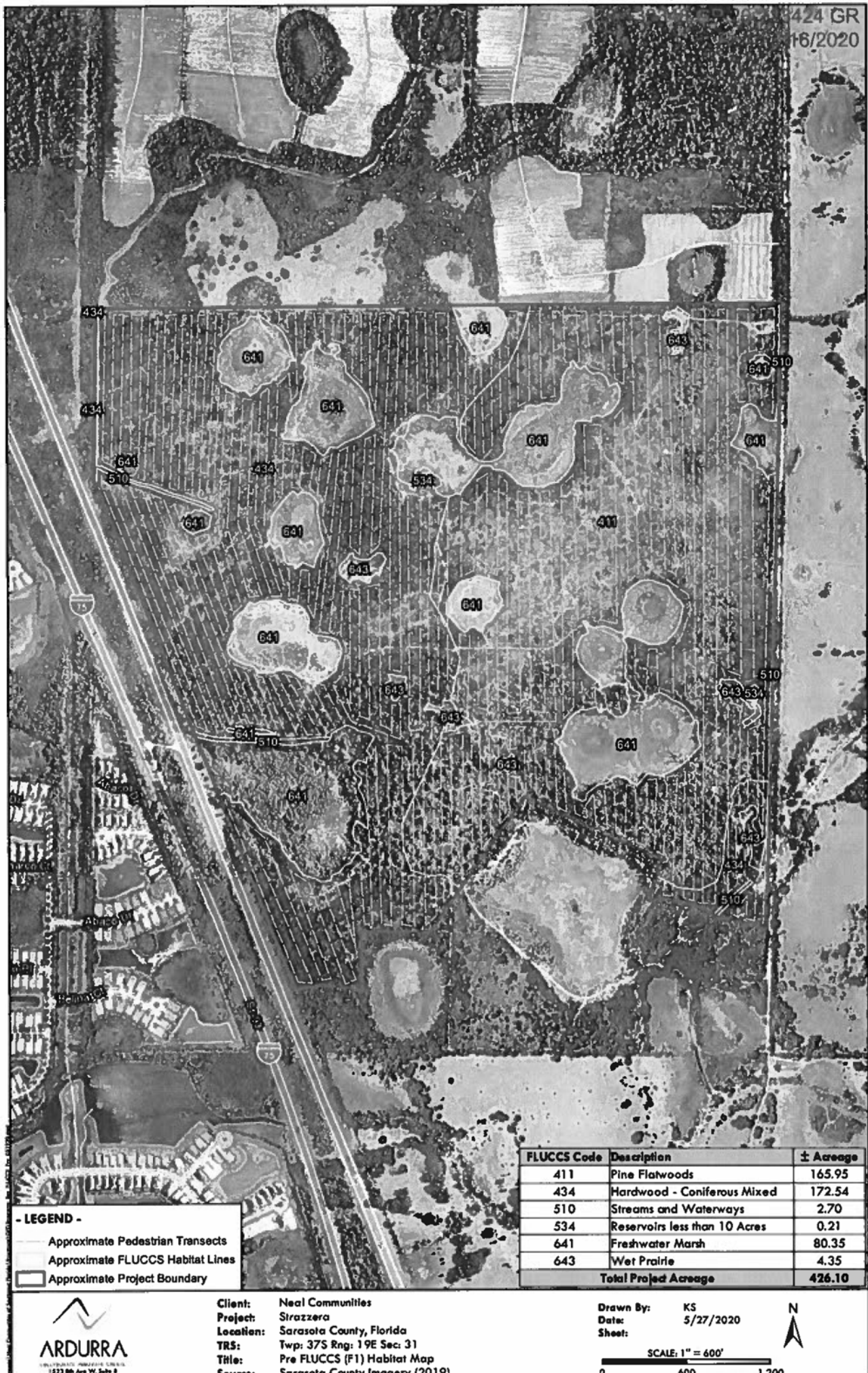
Client: Neal Communities
Project: Strazzera
Location: Sarasota County, Florida
TRS: Twp: 37S Rng: 19E Sec: 31
Title: DOCC Post FLUCCS (F2) Habitat, Wetland Enhancement & Impacts Map
Source: Sarasota County Imagery (2020)

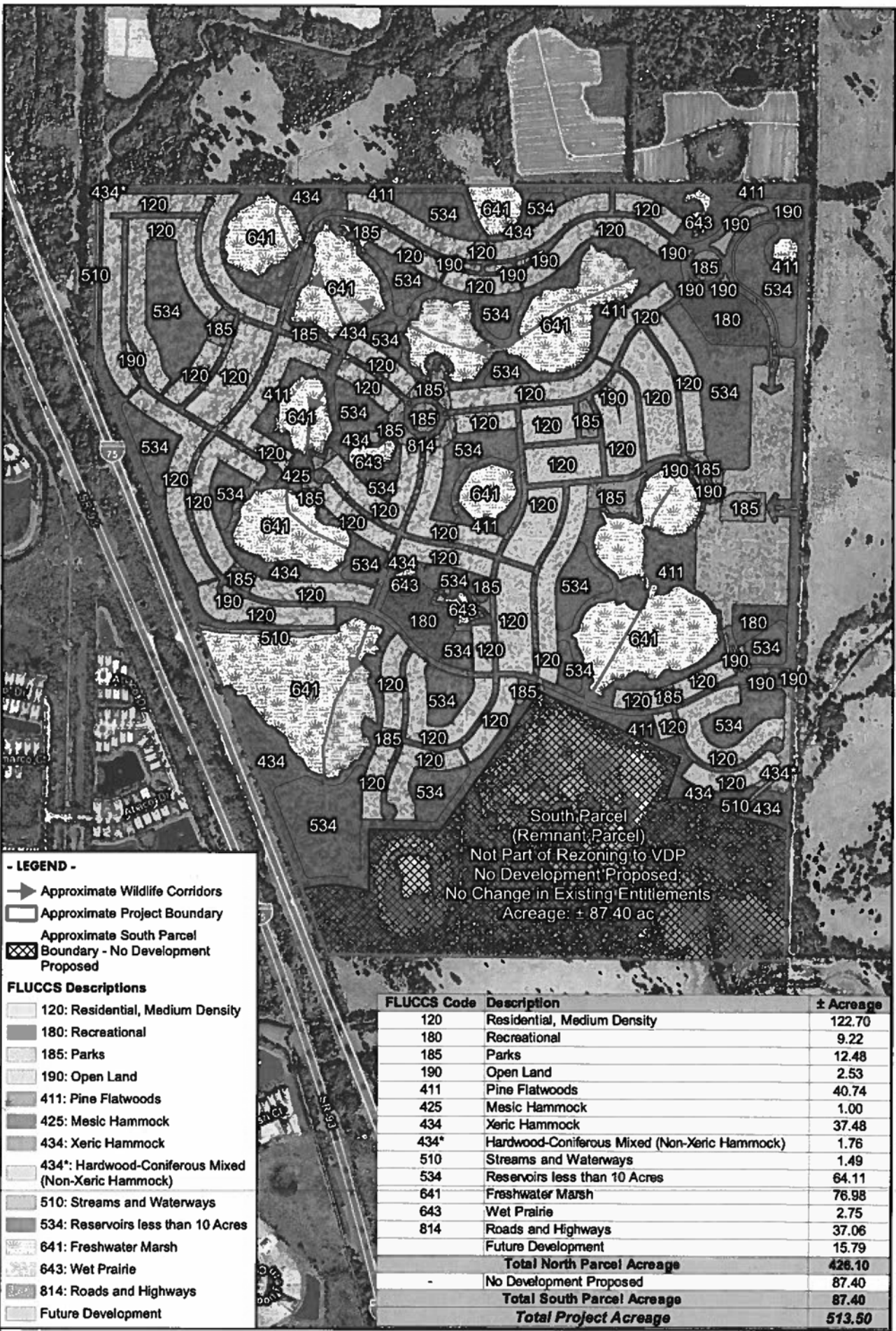
Drawn By: KS
Date: 8/6/2021
Sheet:

SCALE: 1" = 600'

0 600 1 200







- 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



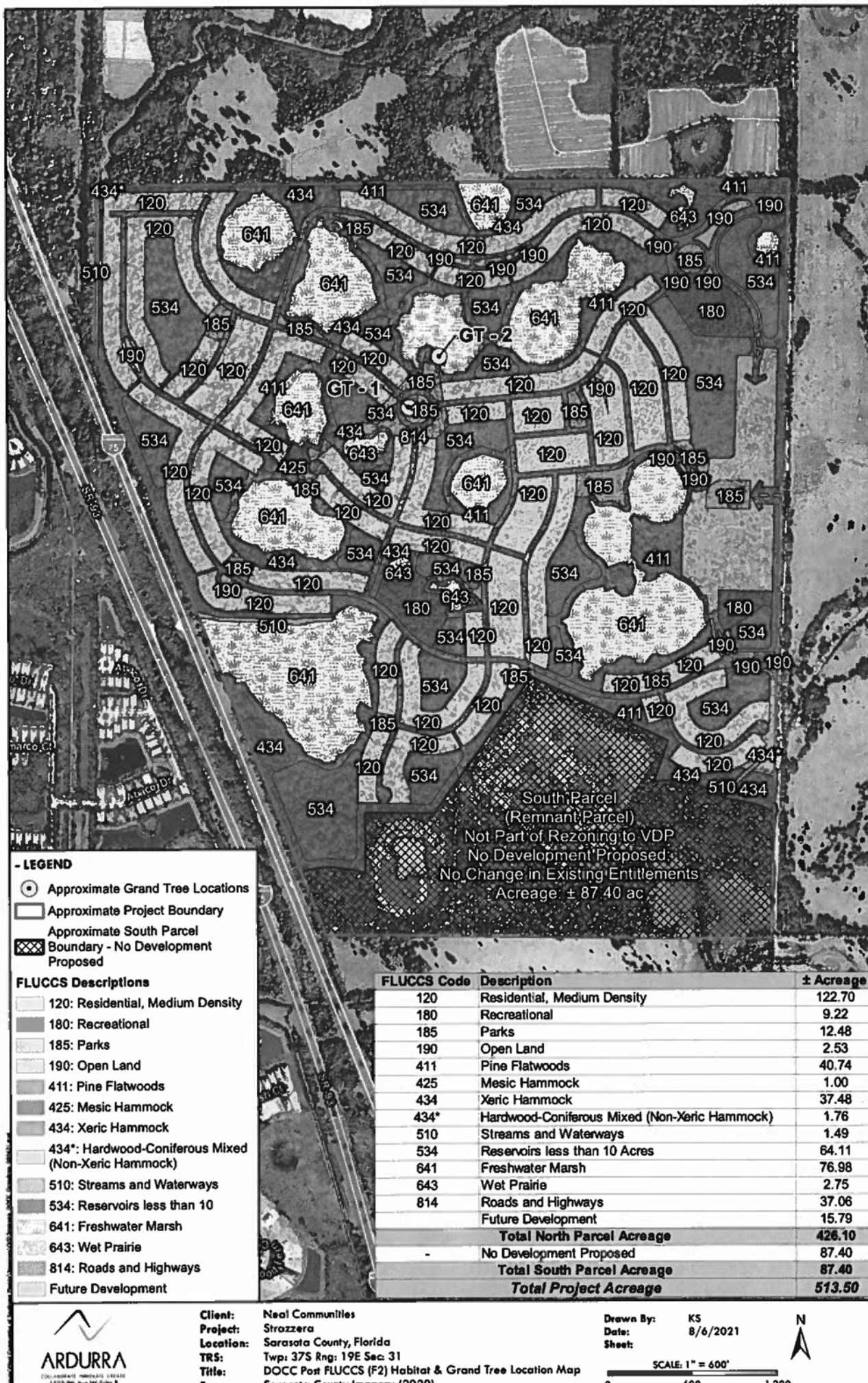
Client: Neal Communities
Project: Strazzera
Location: Sarasota County, Florida
TR5: Twp: 37S Rng: 19E Sec: 31
Title: DOCC Post FLUCCS (F2) Habitat & Wildlife Corridor Map
Source: Sarasota County Imagery (2020)

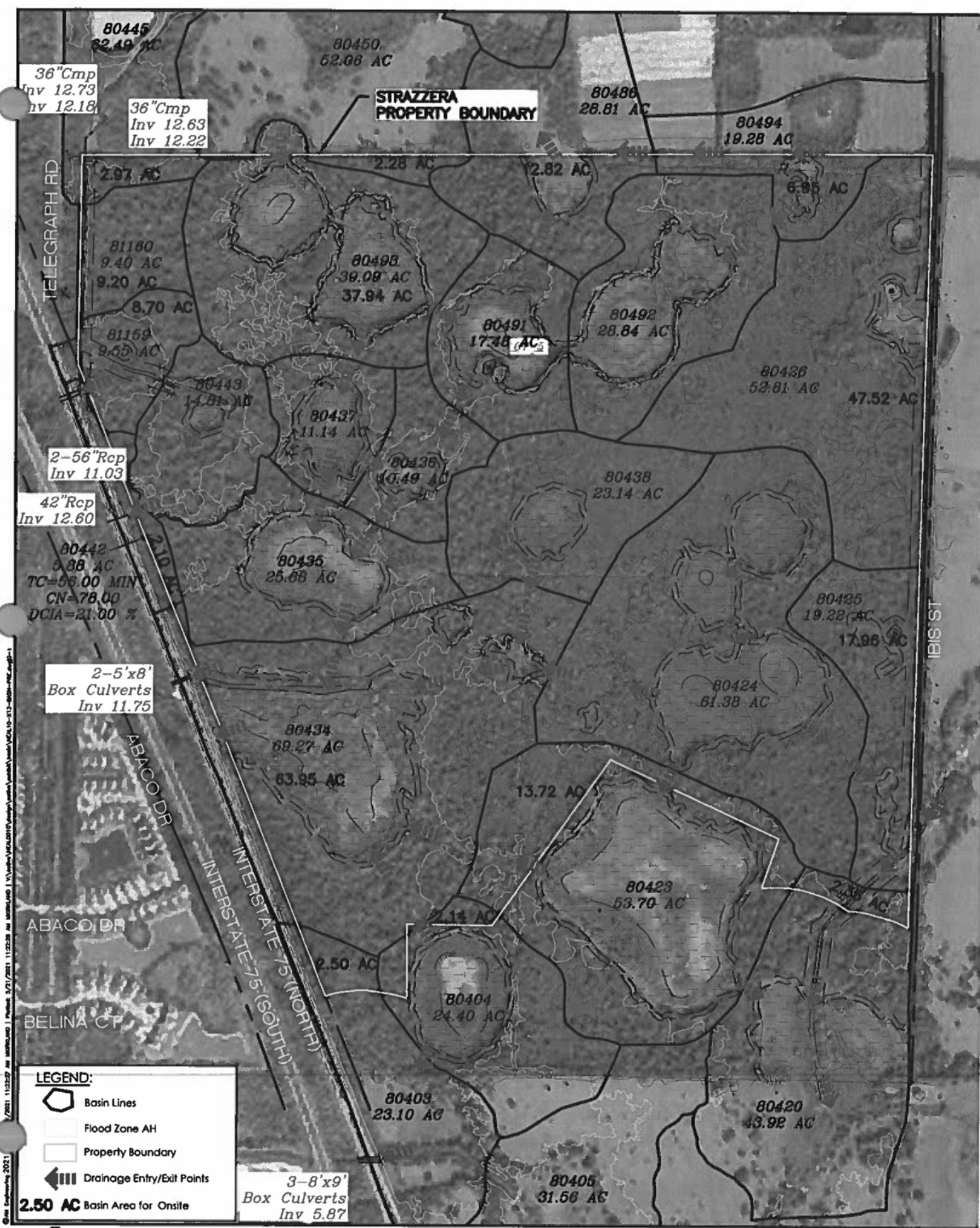
Drawn By: KS
Date: 8/6/2021
Sheet:

SCALE: 1" = 600'

0 400 1 200





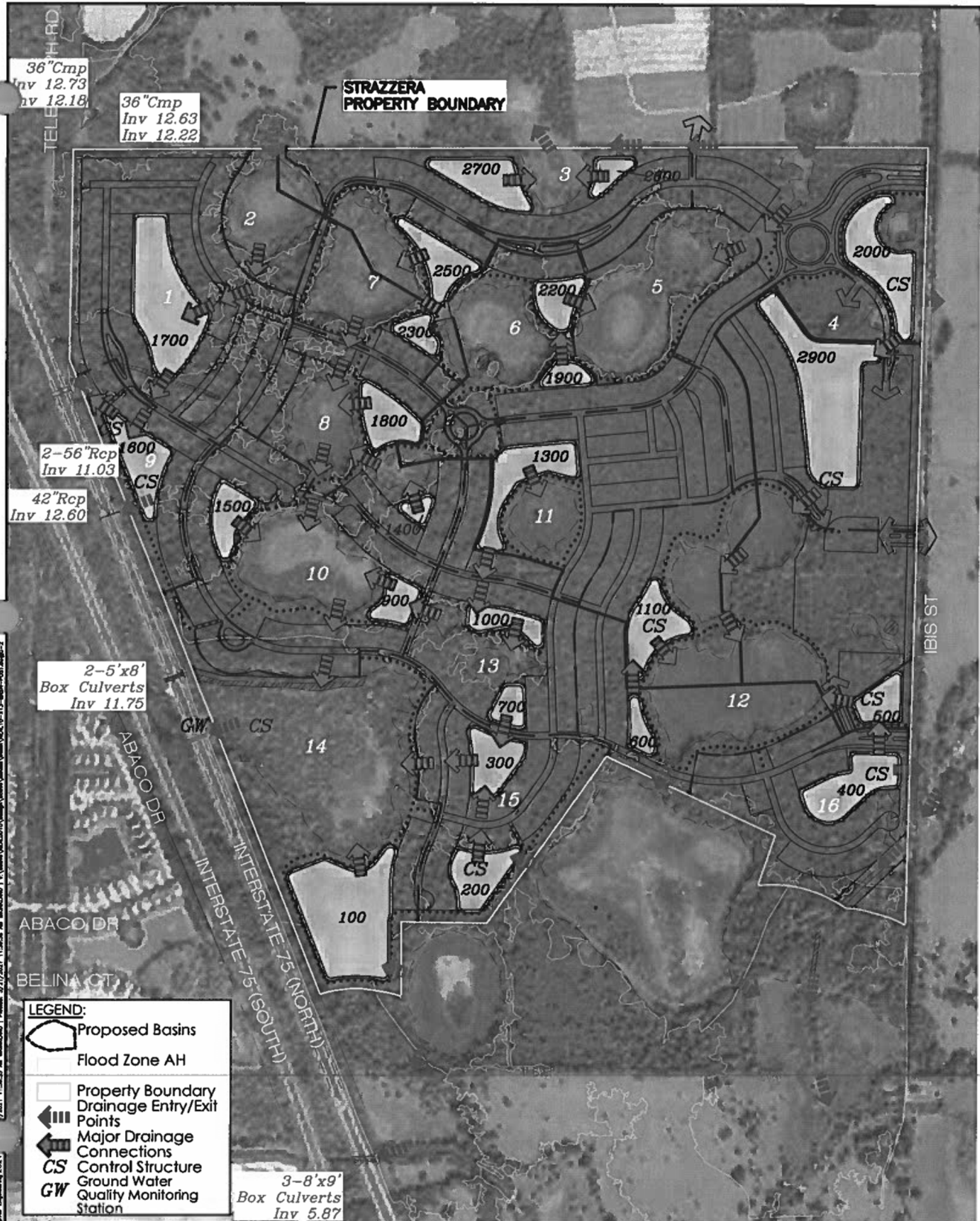


2021 11:22:27 AM M:\2021\11\22\27\112227.dwg | Plot Date: 5/21/2021 11:22:28 AM | M:\2021\11\22\27\112227.dwg | User: jason | Title: G-1 PRE-DEVELOPMENT DRAINAGE PLAN

LEGEND:

- Basin Lines
- Flood Zone AH
- Property Boundary
- Drainage Entry/Exit Points
- 2.50 AC Basin Area for Onsite

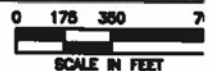
3-8'x9'
Box Culverts
Inv 5.87



2021 11:36:39 AM M:\SARASOTA\2021\11\36\39\113639.dwg | Plot Date: 5/21/2021 11:36:38 AM | Plot Scale: 1"=100'-0" | Plot Orientation: Landscape | Plot Title: G-2 POST-DEVELOPMENT DRAINAGE PLAN | Plot Path: M:\SARASOTA\2021\11\36\39\113639.dwg | Plot User: J:\Users\J\Documents\Projects\Strazera\G-2 POST-DEVELOPMENT DRAINAGE PLAN.dwg | Plot Printer: HP DesignJet T1100 | Plot Size: 36x48 | Plot Color: Black | Plot Lineweight: 0.25 | Plot Font: Arial | Plot Style: strazera.ctb | Plot Date: 5/21/2021 11:36:38 AM | Plot Scale: 1"=100'-0" | Plot Orientation: Landscape | Plot Title: G-2 POST-DEVELOPMENT DRAINAGE PLAN | Plot Path: M:\SARASOTA\2021\11\36\39\113639.dwg | Plot User: J:\Users\J\Documents\Projects\Strazera\G-2 POST-DEVELOPMENT DRAINAGE PLAN.dwg | Plot Printer: HP DesignJet T1100 | Plot Size: 36x48 | Plot Color: Black | Plot Lineweight: 0.25 | Plot Font: Arial | Plot Style: strazera.ctb

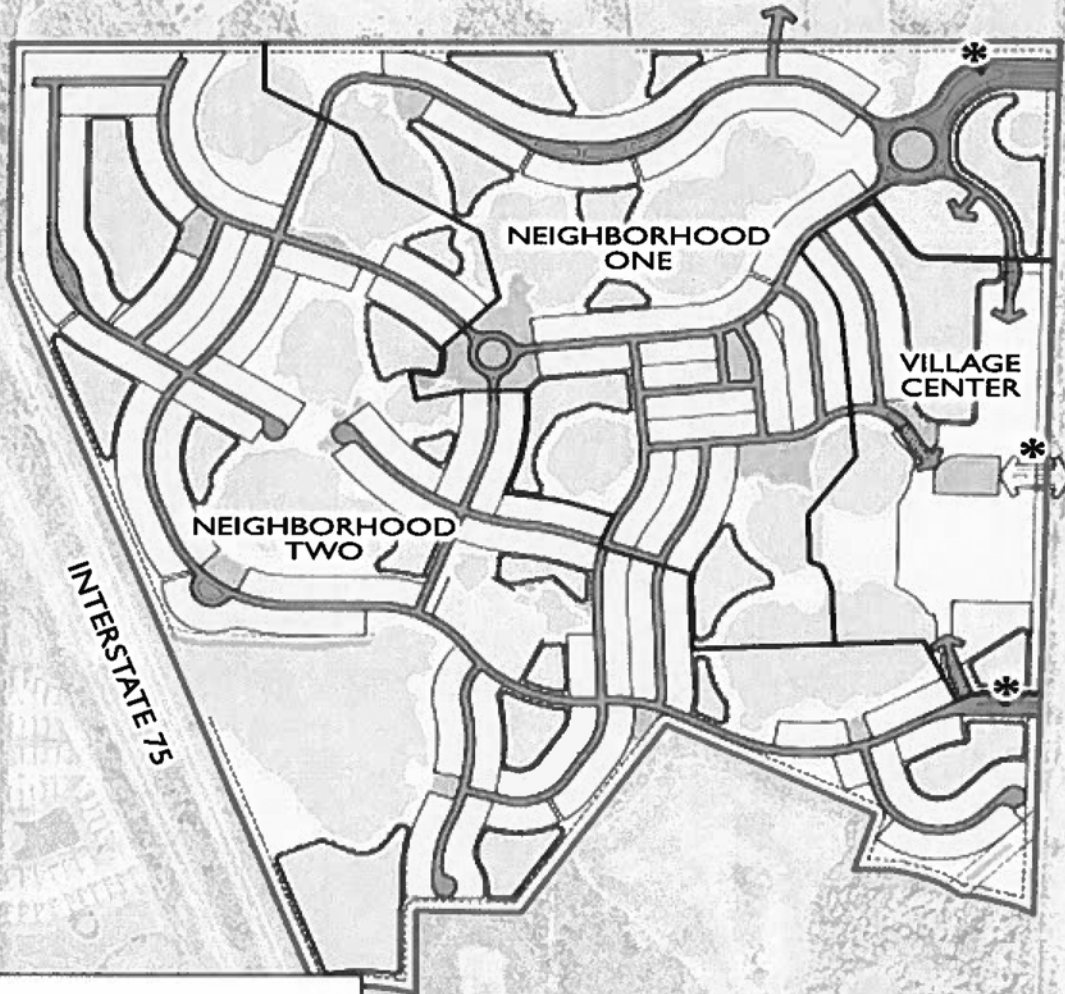
G-2 POST-DEVELOPMENT DRAINAGE PLAN

Strazera | Sarasota, Florida | May 21



TELEGRAPH ROAD

IBIS STREET



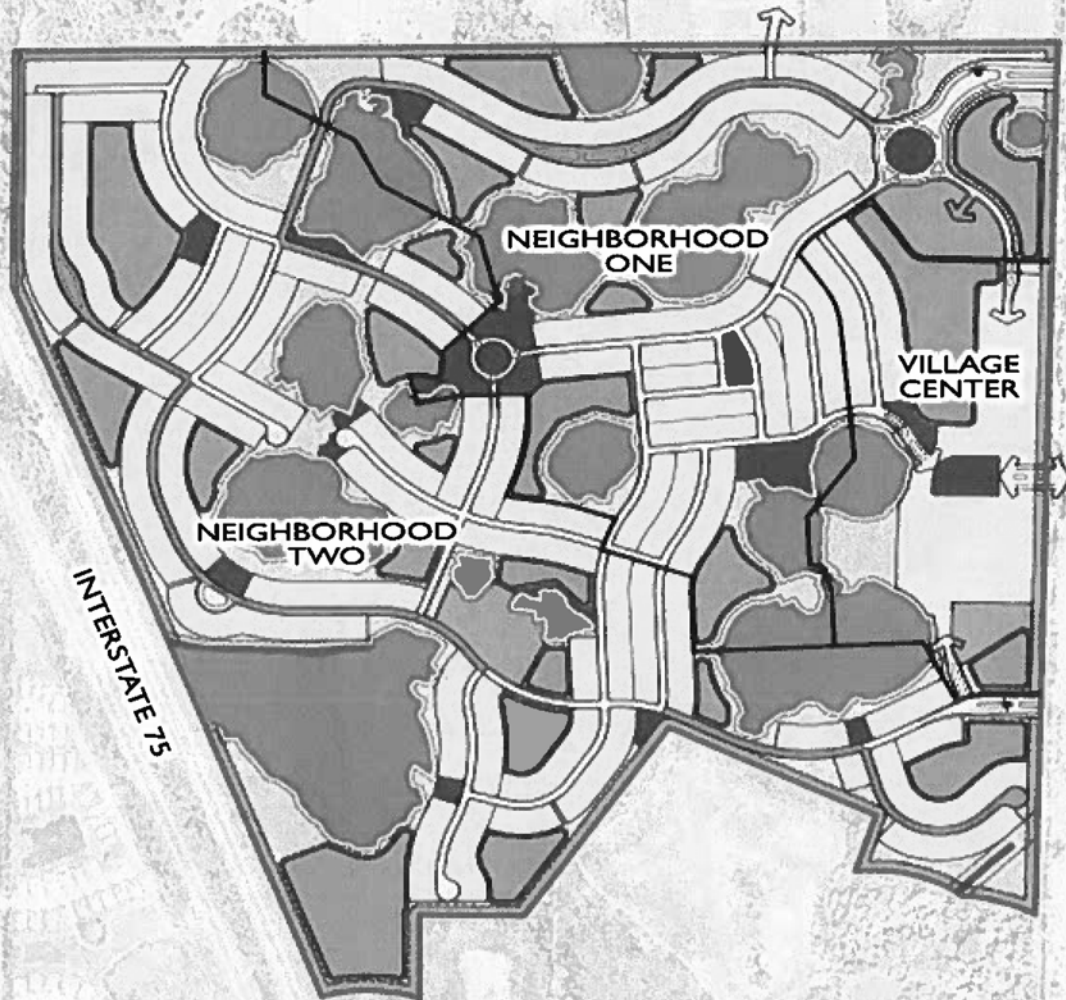
LEGEND

- 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'

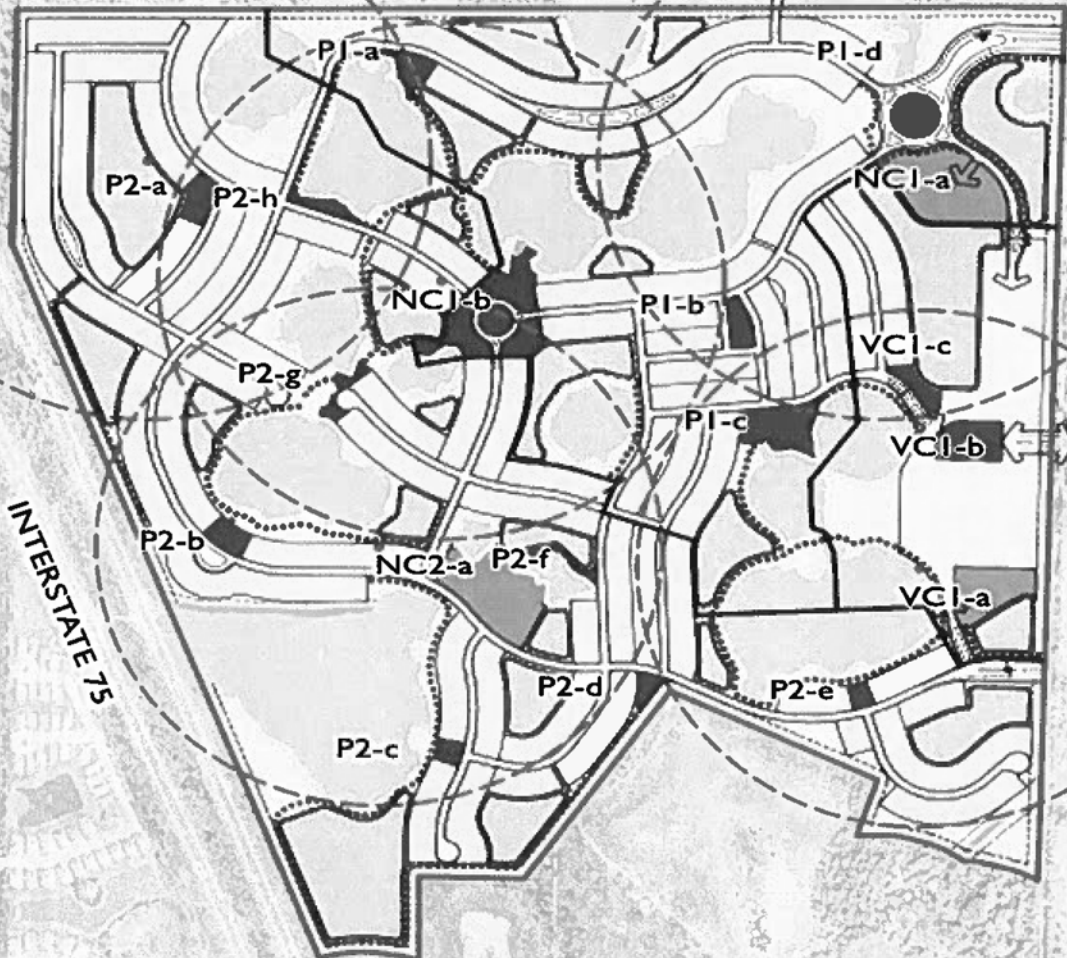
NOTE: IBIS IS A 2-LANE MAJOR COLLECTOR, WHERE GREENBELT REDUCTION IS REQUESTED FROM 500 TO 50 FEET ALONG IBIS. REQUESTED 50 FEET TO BE INCREASED BY AMOUNT OF ADDITIONAL RIGHT-OF-WAY REQUIRED FOR MAJOR COLLECTOR.

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 ^{*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.

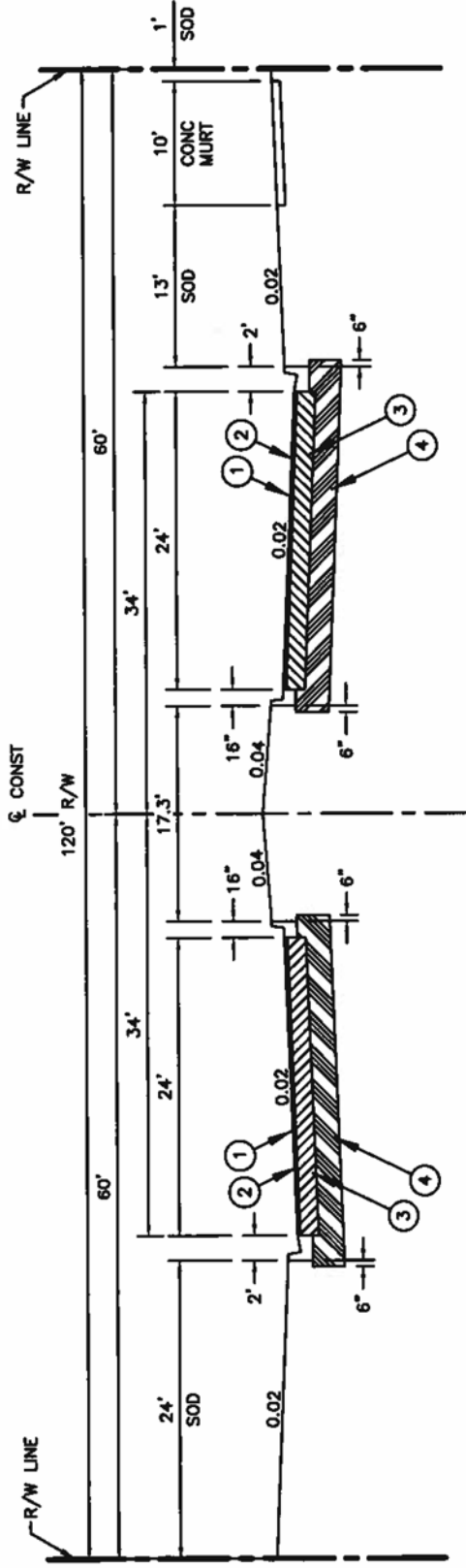
*3 = Neighborhood Centers and Parks shall include a minimum of two (2) recreation facilities/amenities, that may include, but not be limited to: community building, public gathering space, shade structures/benches, playground/tot-lots, dog parks, pickleball, hard courts, table top games, sports and athletic 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— FDOT OPTIONAL BASE GROUP #6

④ STABILIZED SUBGRADE— 12" THICK (MINIMUM LBR 40) (SCTP-180) COMPACTED TO 98% DENSITY, ASHTO T-180, MODIFIED PROCTOR. SUBGRADE SHALL BE FIRM AND UNYIELDING AND CONTAIN NO ORGANIC MATERIAL IN THE TOP 6"

STREET TREES

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

STREET LIGHTING

- 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

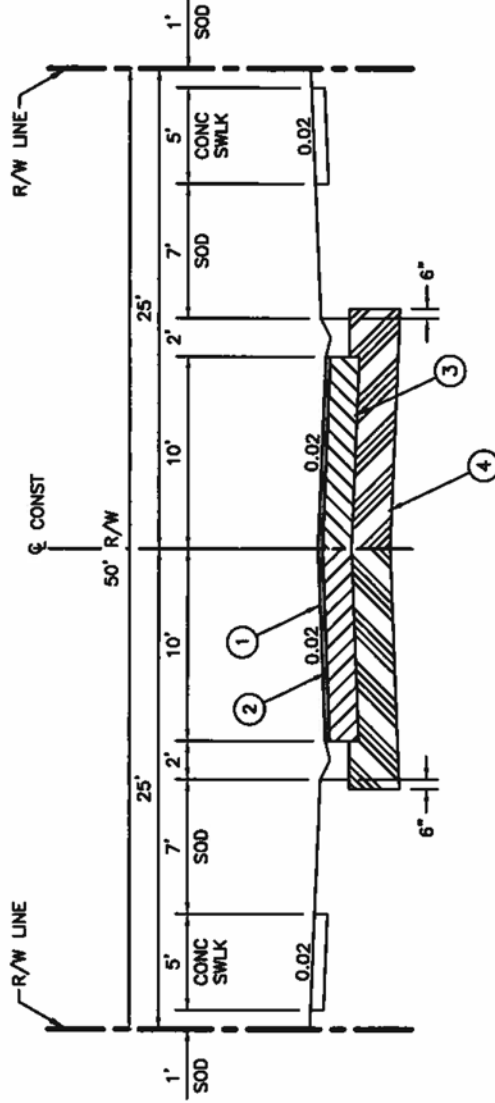
Civil Engineering | Land Surveying

ENGINEERING L.C.
8340 Consumer Court Sarasota, FL 34240

TYPICAL ROADWAY SECTION EXHIBIT

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

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"

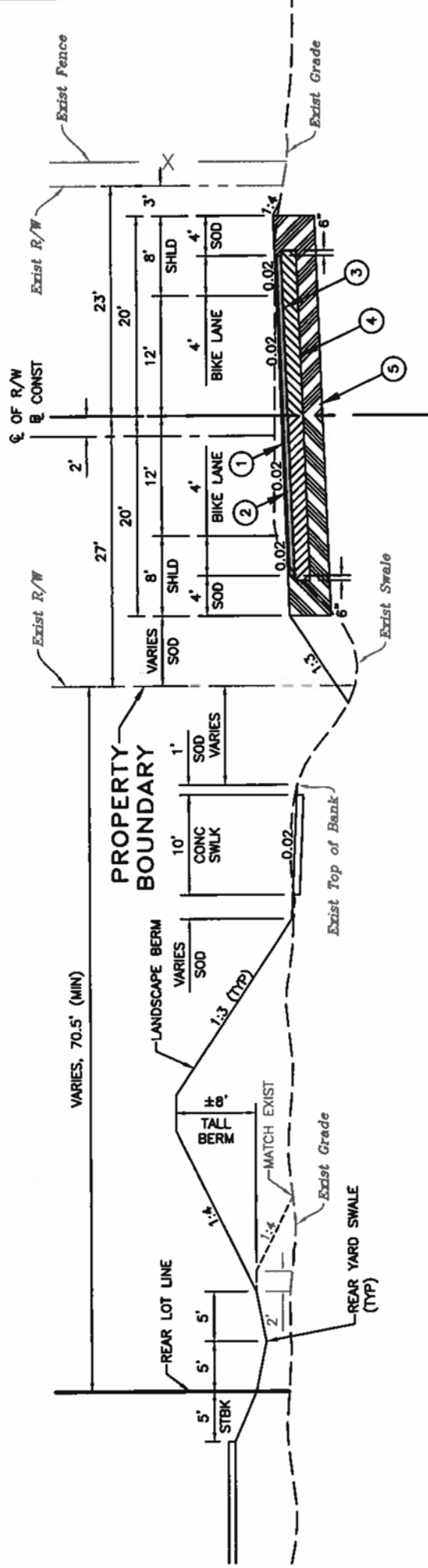
ON-SITE ASPHALT PAVEMENT DESIGN

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 - FOOT 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

Civil Engineering | Land Surveying



8340 Consumer Court Sarasota, FL 34240

TYPICAL ROADWAY SECTION EXHIBIT

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

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 bonds 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



© AM Engineering 2022 Sheet: 4/29/2022 2:34:37 PM WORKLAND | Plotted: 4/29/2022 2:34:37 PM WORKLAND | V:\active\NEAL0010\design\active\Phase 1\Sheet\cadd\NEAL10-P1-X3-HRPL.dwg\Layout

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

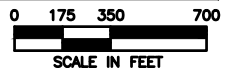


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HOUSING PRODUCT BREAKDOWN

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



LAKEs OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2

Master Special Assessment Methodology Report

June 1, 2022



Provided by:

Wrathell, Hunt and Associates, LLC

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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
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Table 4

Lakes of Sarasota

Community Development District 2

Benefit Allocation

Unit Type	Total Number of Units	ERU Weight	Total ERU
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:

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

Sheet 1 of 2

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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LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

3C

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 AUTHORIZING AND CONFIRMING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; APPROVAL OF THE DISTRICT'S ENGINEER'S REPORT AND ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COSTS OF THE IMPROVEMENTS THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS; MAKING PROVISIONS FOR EXEMPTIONS FROM SPECIAL ASSESSMENTS AND TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Lakes of Sarasota Community Development District 2, (the "District"), has previously indicated its intention to construct and/or acquire certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and,

WHEREAS, the District Board of Supervisors, (the "Board"), has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, relating to the imposition, levy, collection, and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes, including without limitation, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds that the above Recitals are true and correct and are hereby adopted; the Board further determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct public infrastructure improvements such as, but not limited to, stormwater management facilities; water, sewer, and reuse facilities; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, Florida Statutes, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197 Florida Statutes.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the "Project," the nature and location of which was initially described in Resolution 2022-32 and is reflected in the 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"), and in the plans and specifications on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, (the "District Records Office"), and same can also be reviewed at 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, (the "Local District Records Office"); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and, (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments. All references to the term "Project" herein shall be construed to be one and the same with the term "Improvements" in Resolution 2022-32.

(e) The provision of said Project, the levying of such special assessments and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District from time to time to sell and issue its Capital Improvement Revenue Bonds, in one or more series, (the "Bonds").

(g) By Resolution 2022-32, the Board determined to provide the Project and to defray the costs thereof by making special assessments on benefited property and expressed an intention to issue Bonds to provide a portion of the funds needed for the Project prior to the collection of such special assessments. Resolution 2022-32 was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met.

(h) As directed by Resolution 2022-32, said Resolution 2022-32 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2022-32, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-33, fixing the time and place of a public hearing at which the owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure Improvements, (2) the cost thereof, (3) the manner of payment therefor, and (4) the amount thereof to be assessed against each specially benefited property or parcel; and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, Florida Statutes.

(k) Notice of such public hearing was given by publication and by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On October 12, 2022, at the public hearing, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report, the same of which is attached hereto as **Exhibit "A,"** and incorporated herein by this reference, which is hereby adopted, ratified, confirmed, and approved, and that the amount of such costs is reasonable, proper, just, and right; and,

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board 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 by this reference, which is hereby adopted, ratified, confirmed, and approved; and which results in the special assessments set forth on the final assessment roll, (the "Special Assessments"); and,

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels

of real property listed on said final assessment roll, [which lands are identified in Exhibit "C," attached hereto and incorporated herein], and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in the Assessment Report; and,

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. APPROVAL OF THE DISTRICT'S ENGINEER'S REPORT AND ASSESSMENT REPORT; AUTHORIZATION OF DISTRICT PROJECT. The District's Engineer's Report, as set forth on Exhibit "A" and Assessment Report, as set forth on Exhibit "B," the same of which were approved by the District on July 13, 2022, are hereby adopted, ratified, confirmed, and approved. That certain Project for construction and acquisition of infrastructure Improvements initially described in Resolution No. 2022-32, and more specifically identified and described in the Engineer's Report is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds referred to herein.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project, the costs to be paid by Special Assessments on all specially benefited property, and the identification of the specially benefitted property are set forth in Exhibits "A," "B," and "C" respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll as set forth in the Assessment Report, attached hereto as Exhibit "B," are hereby adopted, authorized, equalized, approved, confirmed, and levied. Immediately following the adoption of this Resolution, the lien of Special Assessments as reflected in Exhibit "B," attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcels (parcel identification numbers) listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcels (parcel identification numbers). The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District as determined by the Board by subsequent resolution(s). Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution(s), adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public

hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease. The Chairman shall direct District Manager to record the lien in the Sarasota County, Florida, Public Records at an appropriate time in connection with the marketing, sale, and issuance of the Bonds.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to the provisions of section 170.08, Florida Statutes, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution by the District accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments at any time, or a portion of the remaining balance of the Special Assessment one time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date for the Bonds, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes, (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, Florida Statutes. Such Special

Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Special Assessments. The decision to collect Special Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Special Assessments in future years, and the District reserves the right in its sole and absolute discretion to select collection methods in any give year, regardless of past practices.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Sarasota County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, Florida Statutes.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as **Exhibit “B,”** there may be required from time to time certain “True-Up” payments. As parcels of land or lots are platted, the Special Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels of land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the board of Supervisors shall be required. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manger shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with **Exhibit “B,”** cause such reallocation to be recorded in the District’s Improvement Lien Book and shall perform the true-up calculations described in **Exhibit “B,”** which process is incorporated herein as if fully set forth. Any resulting True-Up Payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessments’ installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that True-Up Payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all True-Up Payments in its Improvement Lien Book.

(c) The foregoing is based on the District’s understanding with the Developer that it intends to develop the equivalent residential units (“ERUs”) shown in **Exhibit “B,”** on the net developable acres within the benefited lands within the District and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres is maintained if fewer

ERUs are developed. However, no action by the District prohibits more than the maximum ERUs shown in **Exhibit “B”** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interests. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District’s total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District’s review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District’s approval of the plat.

(d) The application of the monies received from True-Up Payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in supplemental assessment resolution(s) adopted for each series of Bonds actually issued. Each subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT; PROPERTY EXCLUDED BY LAW. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or a homeowner’s association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District’s Secretary and District Manager are hereby directed to record a general notice of the Special Assessments and the lien established herein this Resolution in the Official Records of Sarasota County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 12th DAY OF OCTOBER 2022

Secretary / Assistant Secretary
Lakes of Sarasota Community Development District 2

Chairman / Vice Chairman
Lakes of Sarasota Community Development District 2

Exhibits:

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.

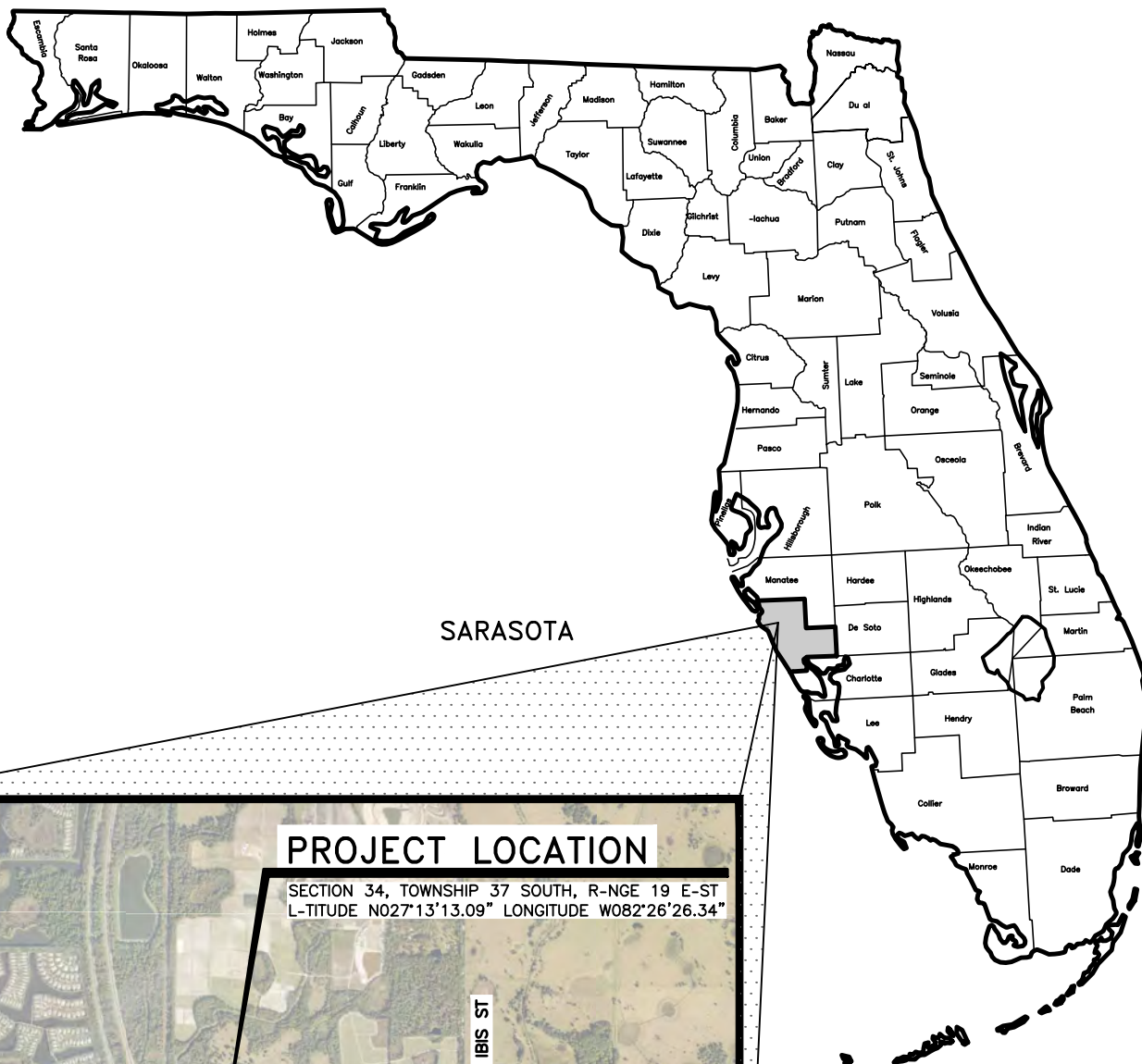
D. Shawn Leins, P.E

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

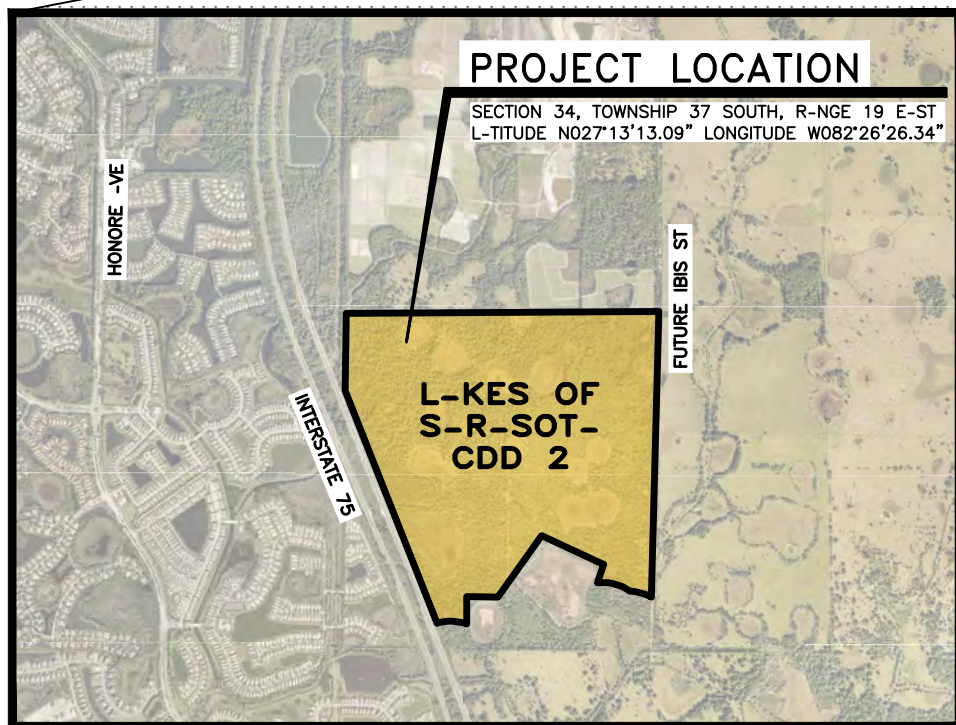
EXHIBIT A



FLORIDA



SARASOTA



Civil Engineering | Land Surveying



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

VICINITY MAP

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

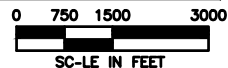
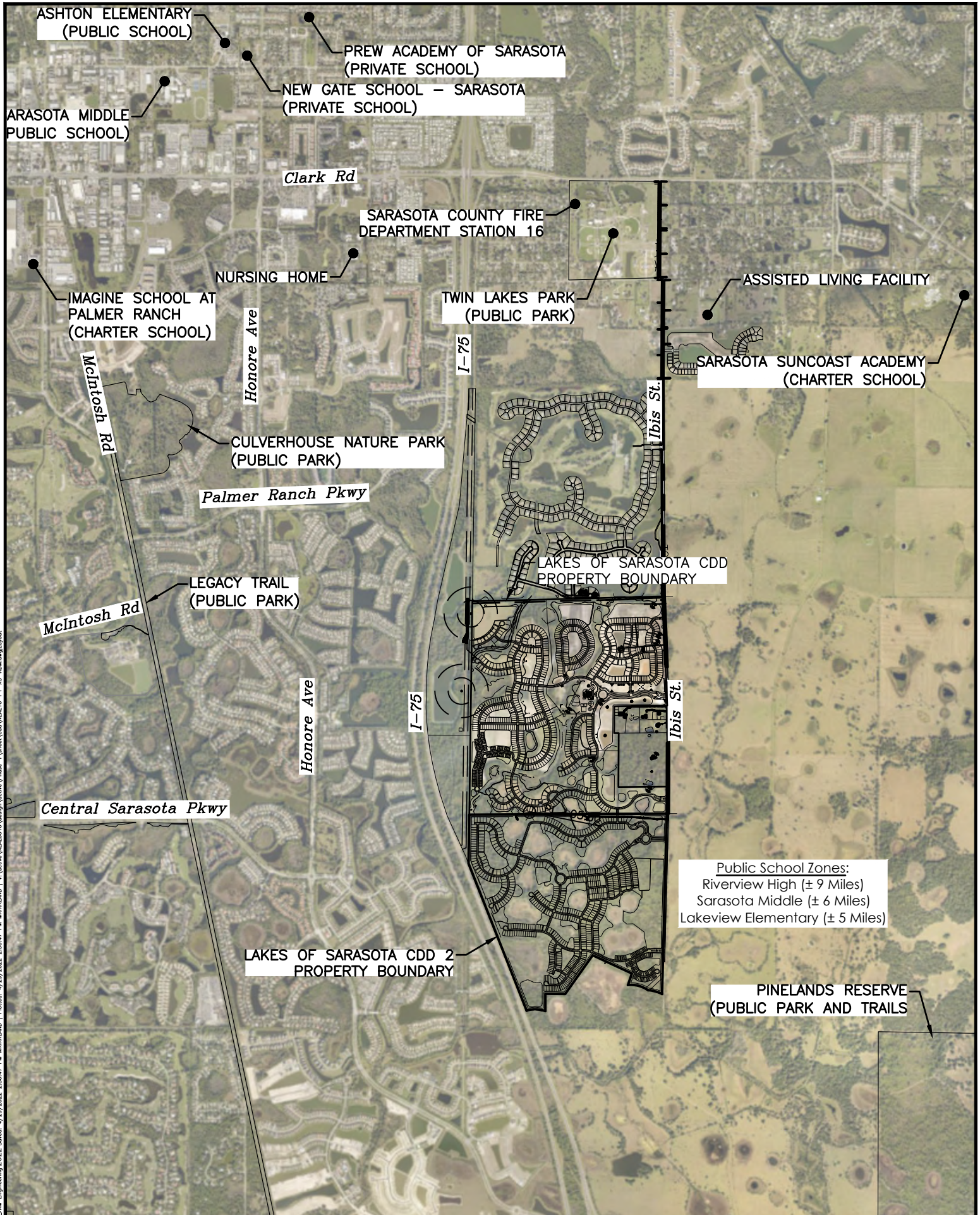


EXHIBIT B





© AM Engineering 2022 Street: 4/29/2022 2:30:47 PM WORKLAND | Plotted: 4/29/2022 2:30:47 PM WORKLAND | V:\active\NEAL010\design\active\Phase 1\Sheet\cdd\NEAL10-PI-X3-SDM.dwg\layout

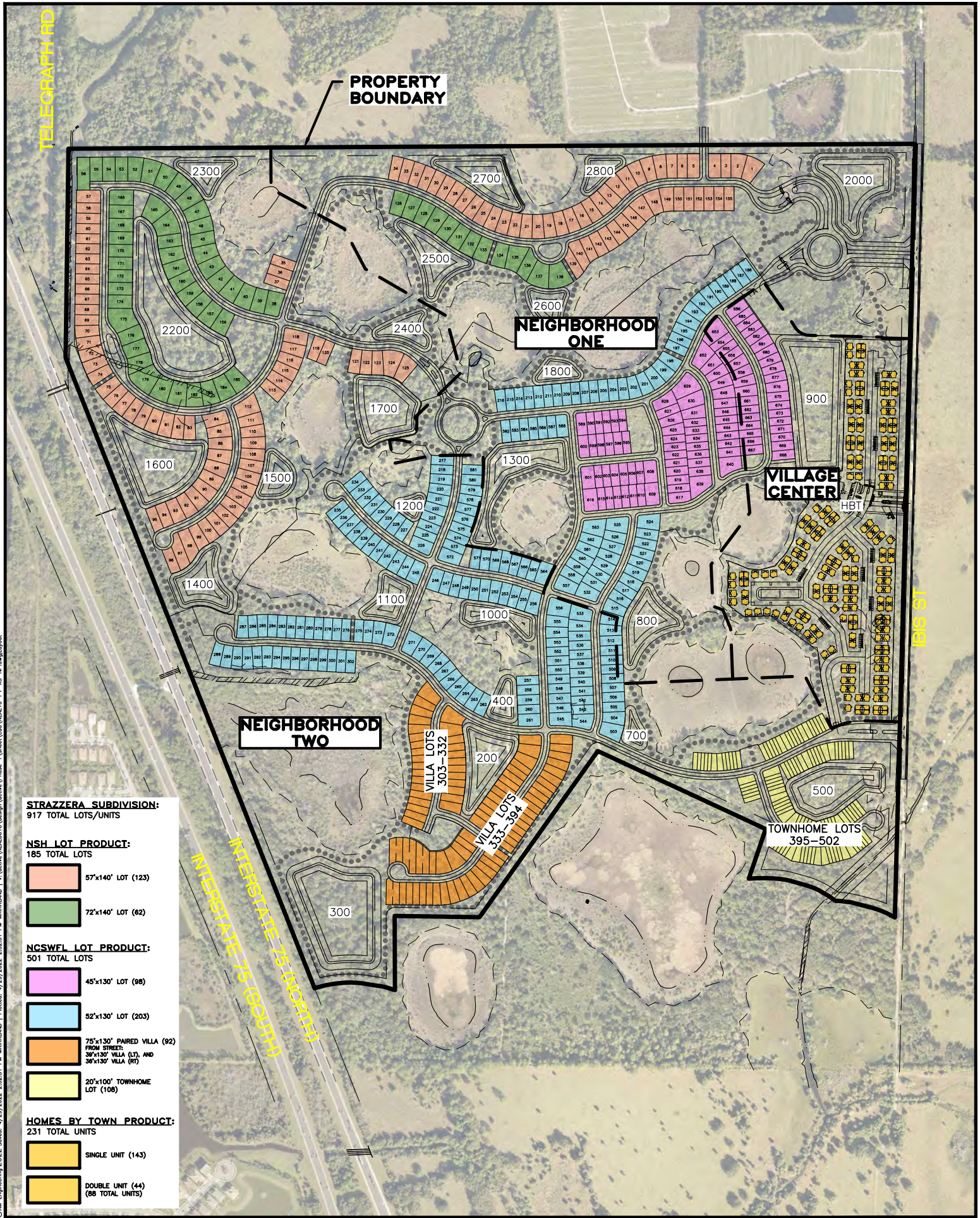
Public School Zones:
Riverview High (± 9 Miles)
Sarasota Middle (± 6 Miles)
Lakeview Elementary (± 5 Miles)

PINELANDS RESERVE
(PUBLIC PARK AND TRAILS)

EXHIBIT C



© AM Engineering 2022 Street: 4/29/2022 2:32:31 PM WORKLAND | V:\active\NEAL010\design\active\Phase 1\Sheet\cadd\NEAL10-PT-10-1P.dwg



STRAZZERA SUBDIVISION:
917 TOTAL LOTS/UNITS

NSH LOT PRODUCT:
185 TOTAL LOTS

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

NCSWFL LOT PRODUCT:
501 TOTAL LOTS

- 45'x130' LOT (98)
- 52'x130' LOT (203)
- 75'x130' PAIRED VILLA (92)
FROM STREET:
30'x130' VILLA (LT) AND
36'x130' VILLA (RT)
- 20'x100' TOWNHOME LOT (108)

HOMES BY TOWN PRODUCT:
231 TOTAL UNITS

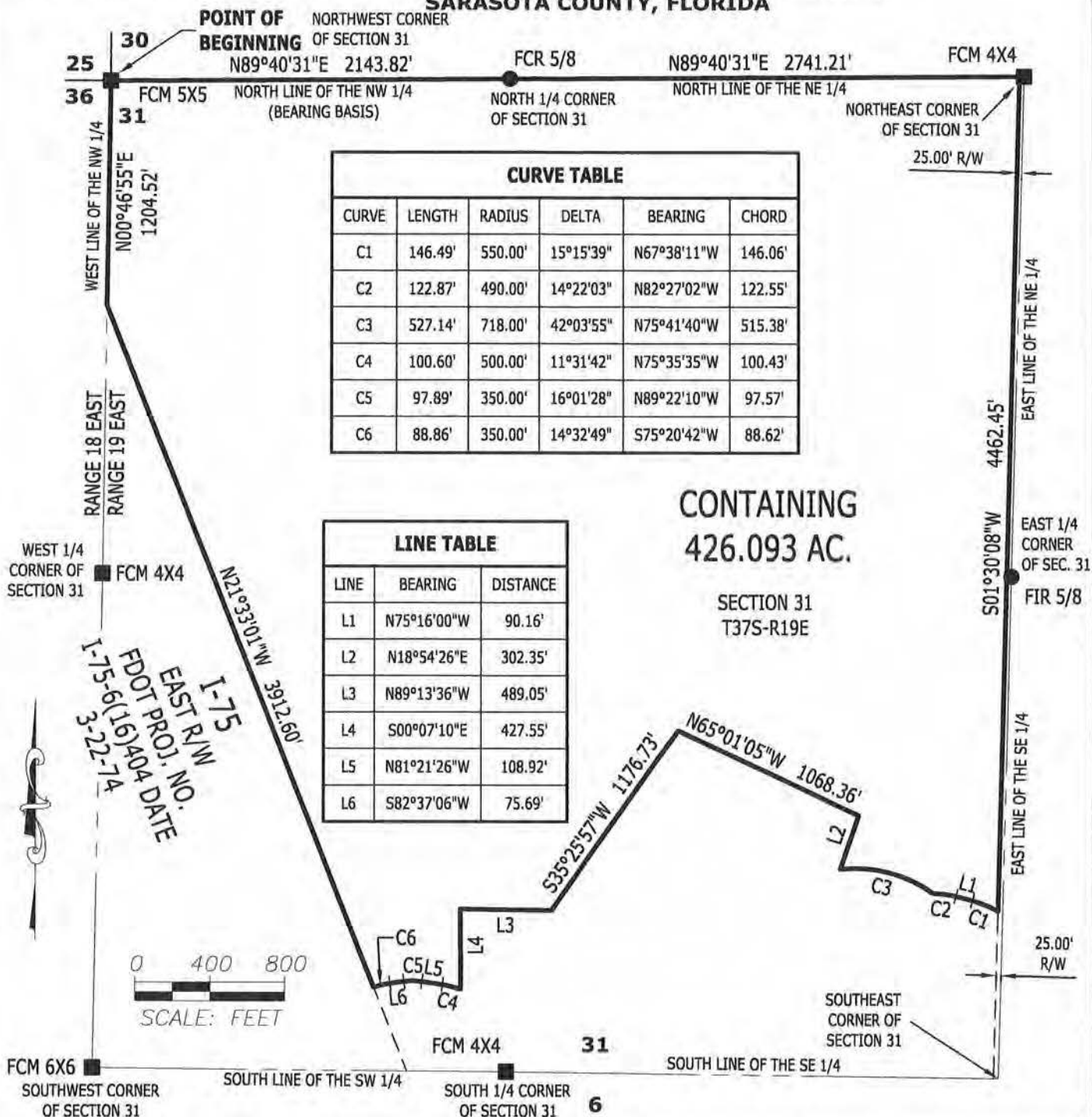
- SINGLE UNIT (143)
- DOUBLE UNIT (44)
(88 TOTAL UNITS)

EXHIBIT D



THIS IS NOT A SURVEY

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



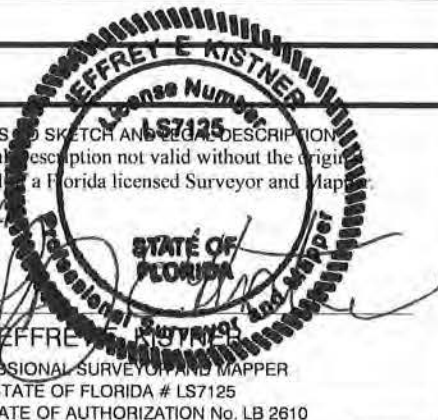
SCALE 1"=800'	DATE 2021-01-14	JOB No. 00040-2018-0137-00
DRAWN JEK	CHECKED JEK	SECTION 31
		TOWNSHIP 37S
		RANGE 19E



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



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
www.Ardurra.com
License #2610

EXHIBIT E



2021 DEC -3 AM 9:55

ORDINANCE 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 ESTRUCTIONS, 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 and 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 DPFG, 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

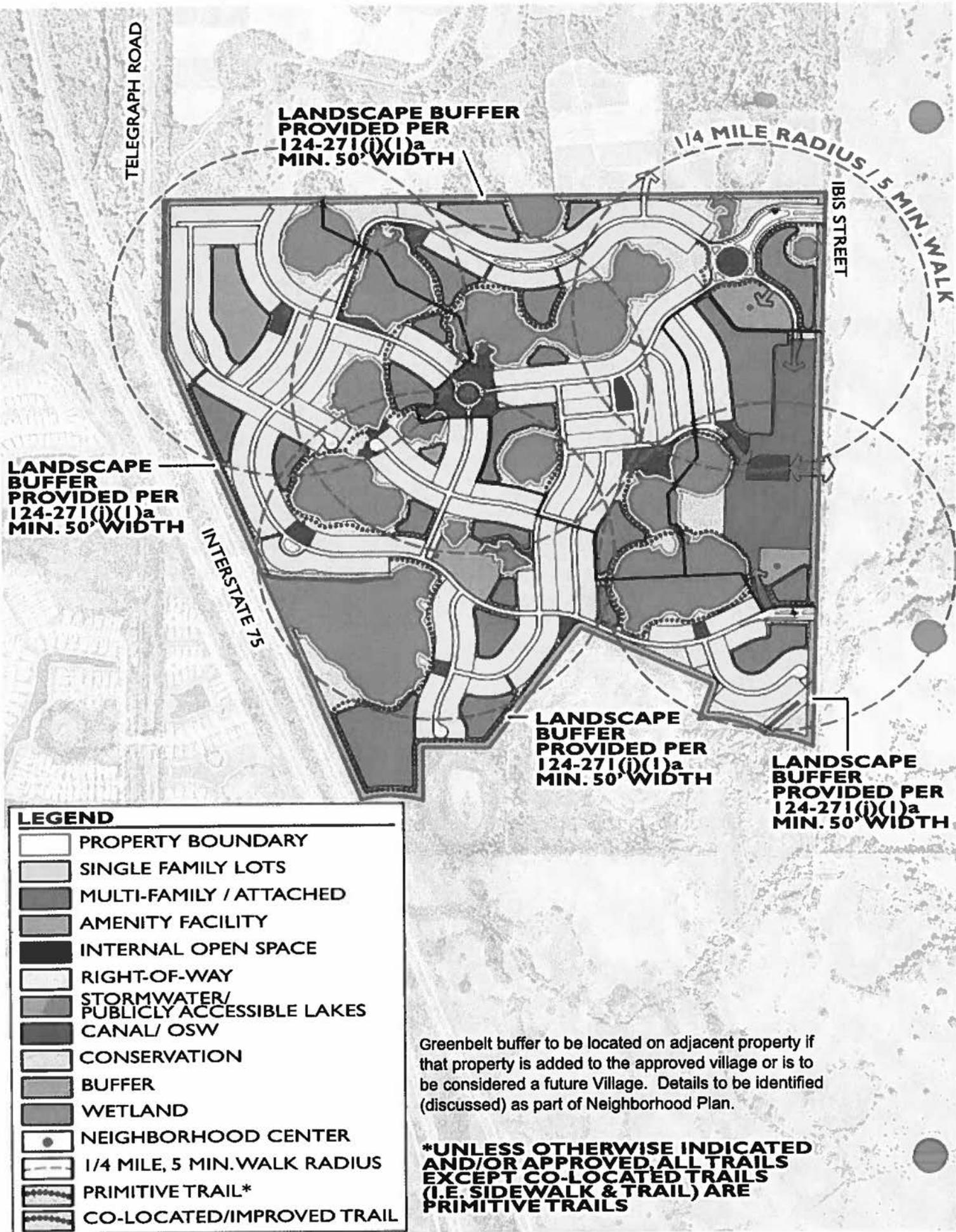
ATTEST:

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;
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

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

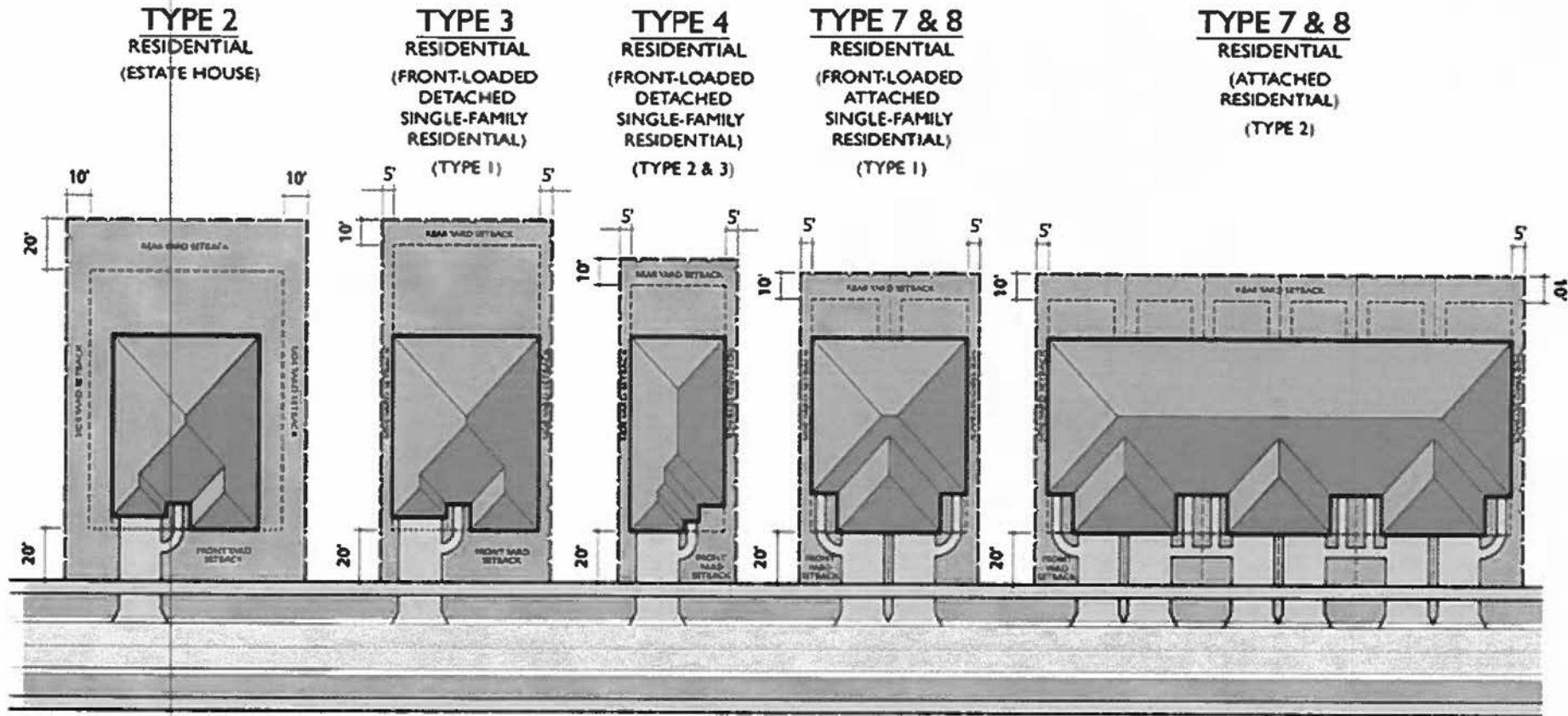
NEIGHBORHOOD 1: 140.34 AC.GROSS: 67.22 DEVELOPED
 VILLAGE CENTER: 50.26 AC.GROSS: 27.90 DEVELOPED
 NEIGHBORHOOD 2: 235.50 AC.GROSS: 115.31 DEVELOPED
 TOTAL DWELLING UNITS: 1021 UNITS

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.



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

NEIGHBORHOOD ONE







VILLAGE CENTER

NEIGHBORHOOD TWO

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

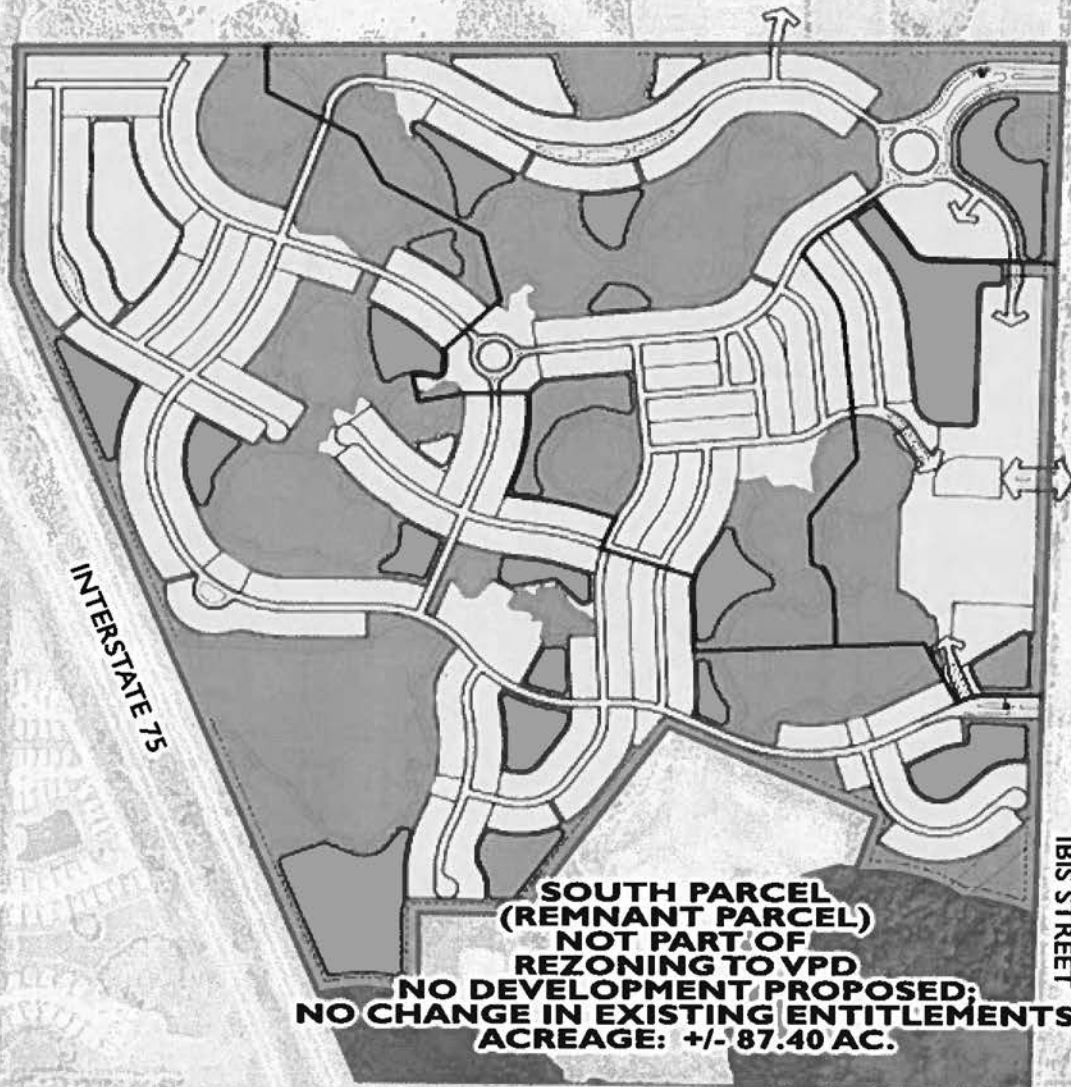
VILLAGE CENTER: 50.26 AC.GROSS: 27.90 DEVELOPED

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

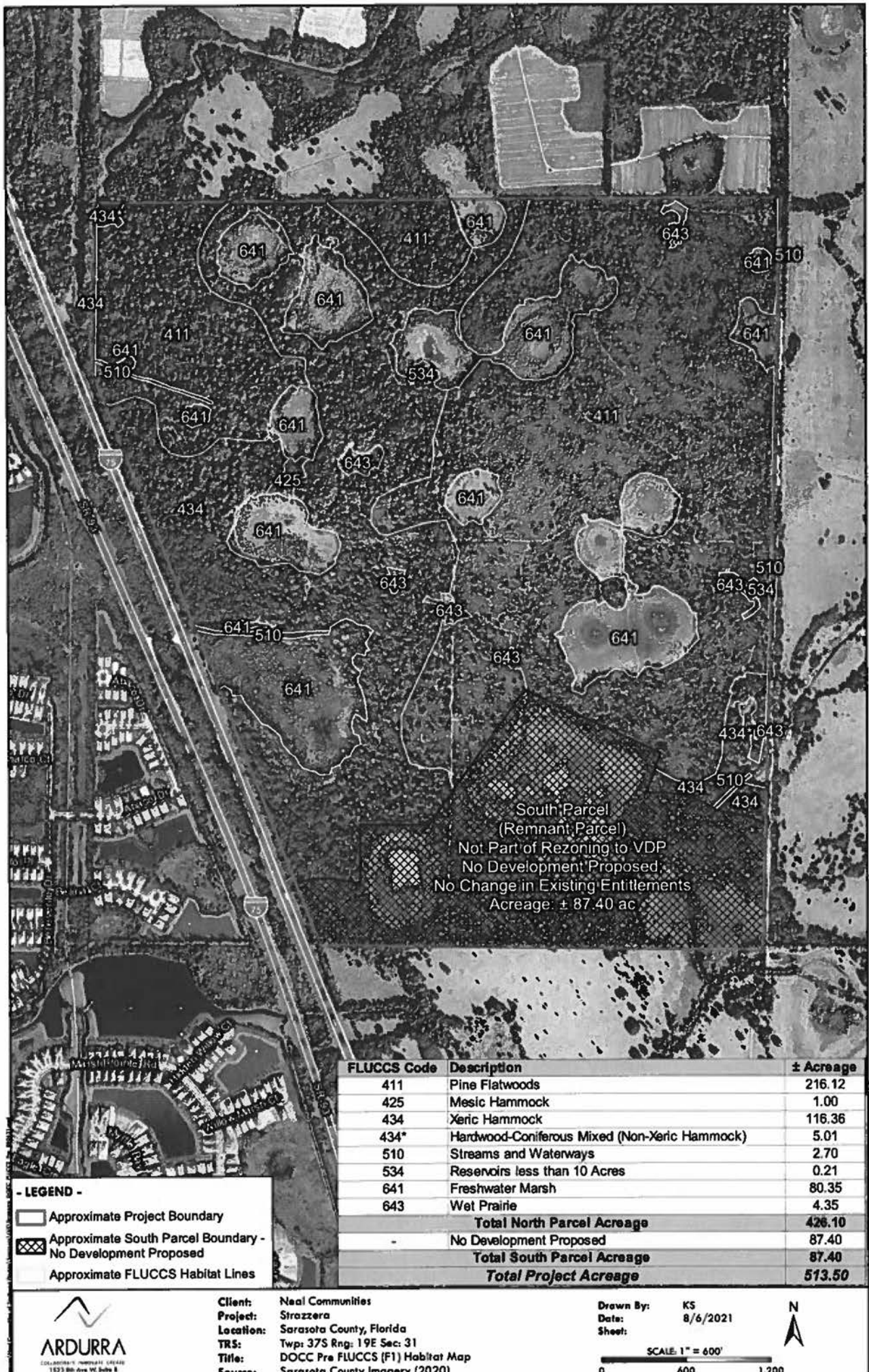


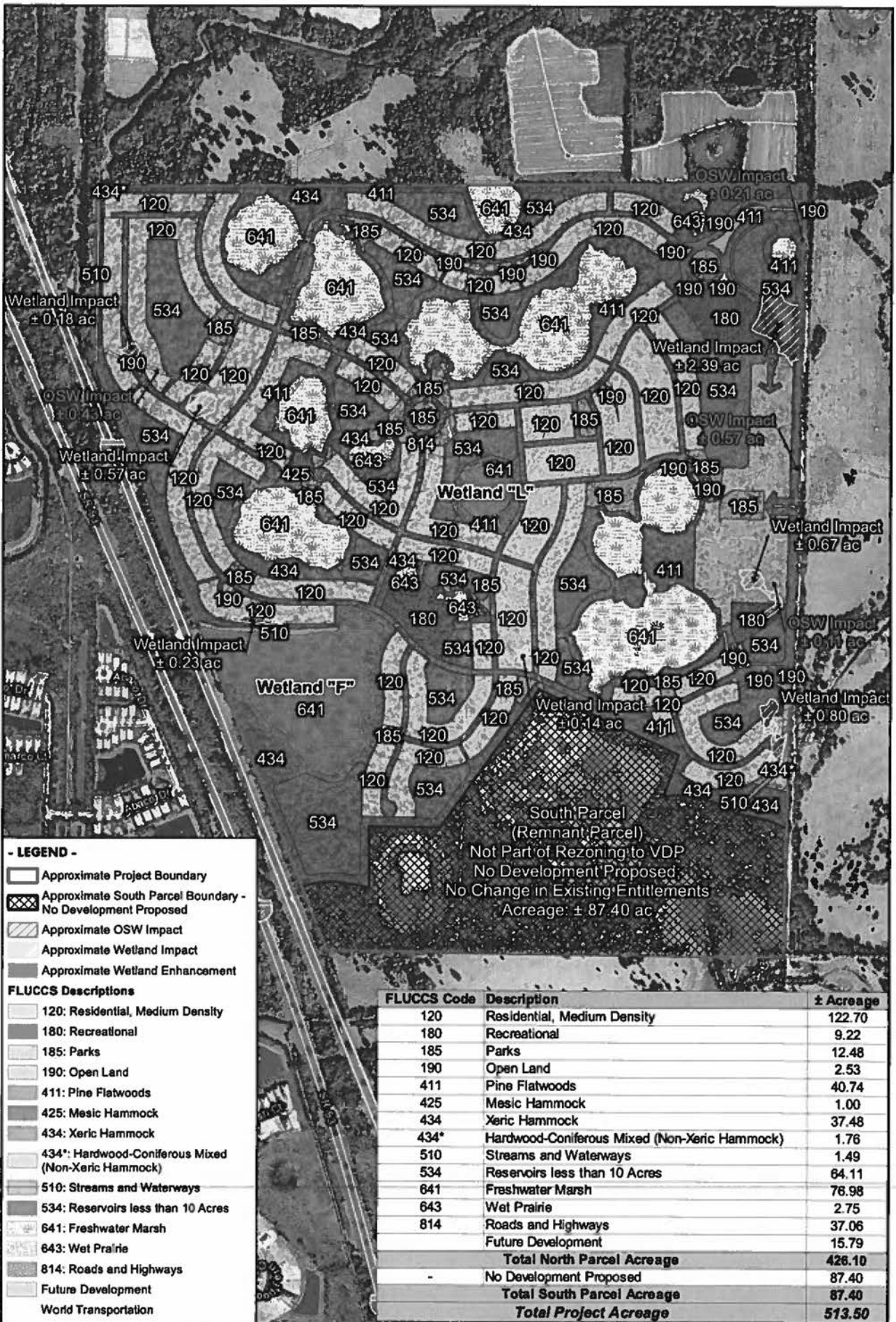
IBIS STREET

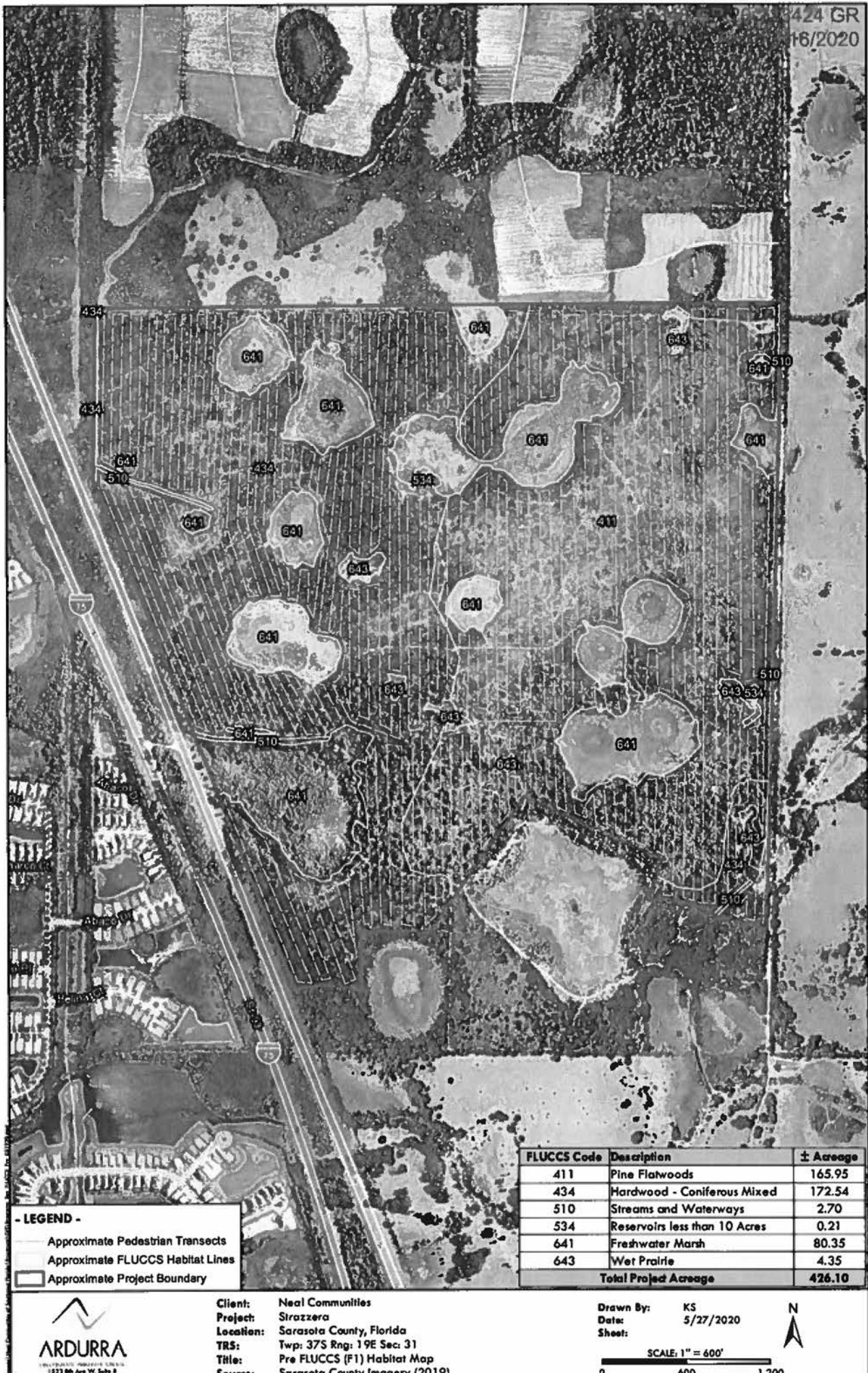
INTERSTATE 75

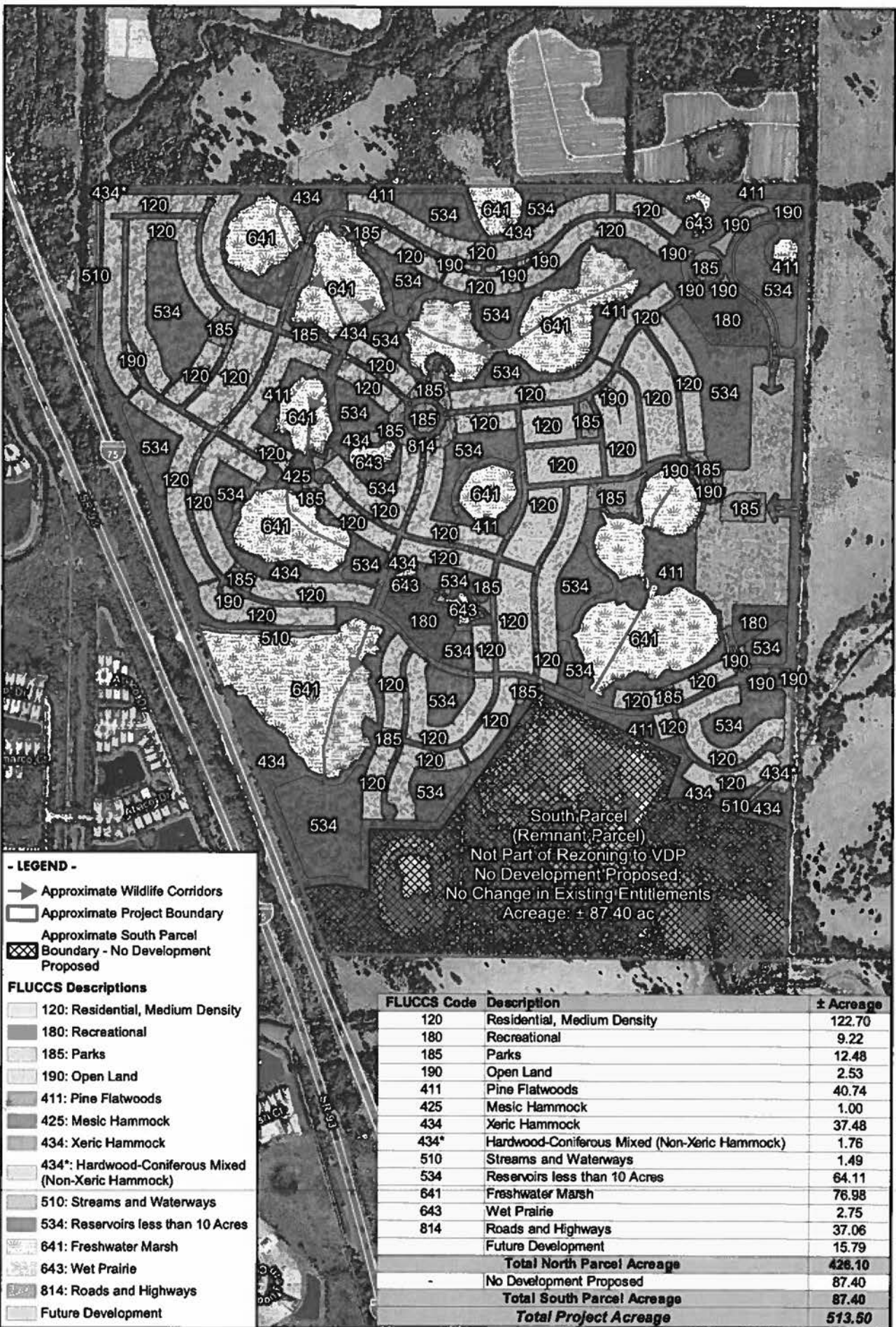
LEGEND

-  PROPERTY BOUNDARY
-  DEVELOPED AREA
-  OPEN SPACE
-  GREENWAY









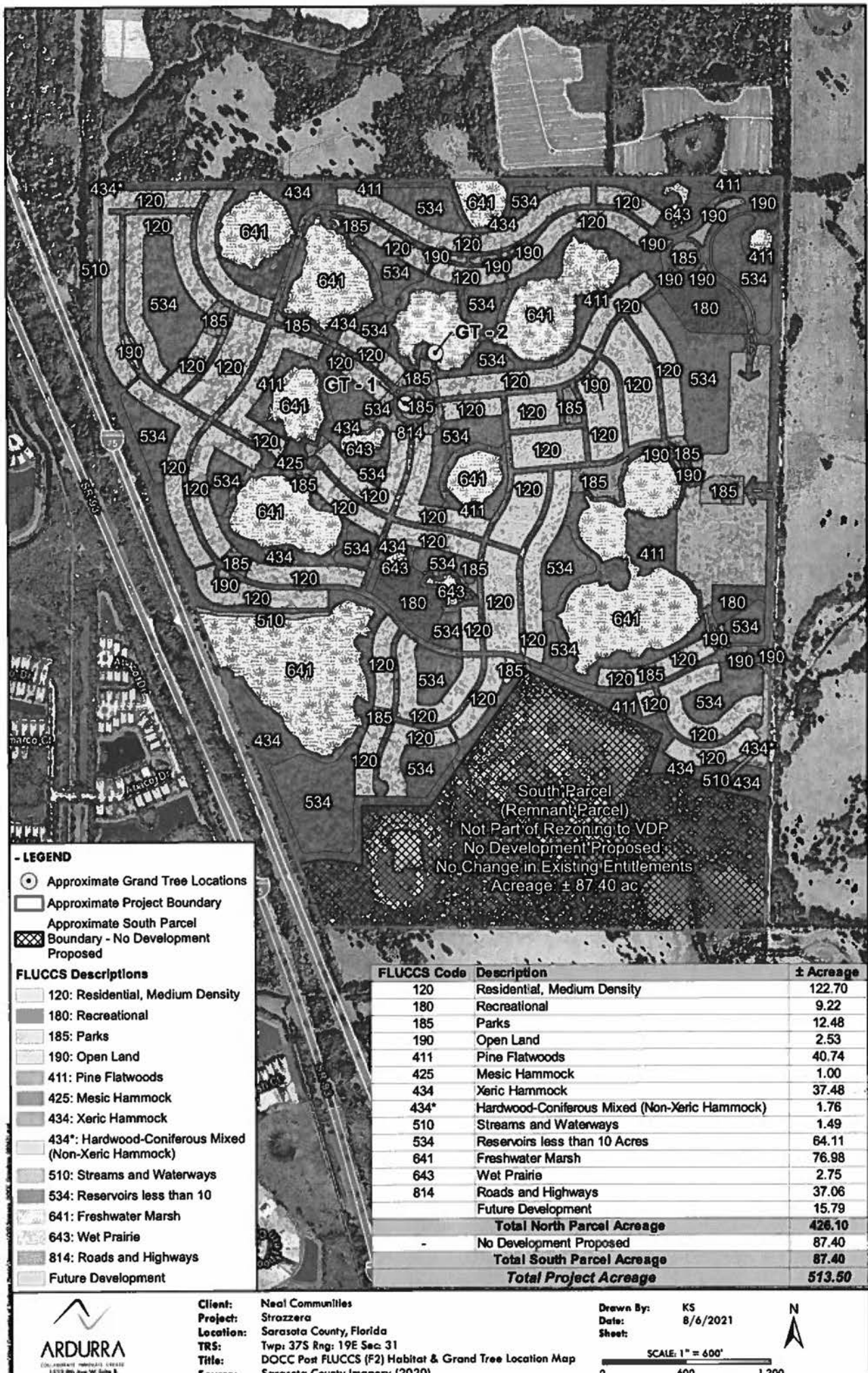
Client: Neal Communities
Project: Strazzera
Location: Sarasota County, Florida
TR5: Twp: 37S Rng: 19E Sec: 31
Title: DOCC Post FLUCCS (F2) Habitat & Wildlife Corridor Map
Source: Sarasota County Imagery (2020)

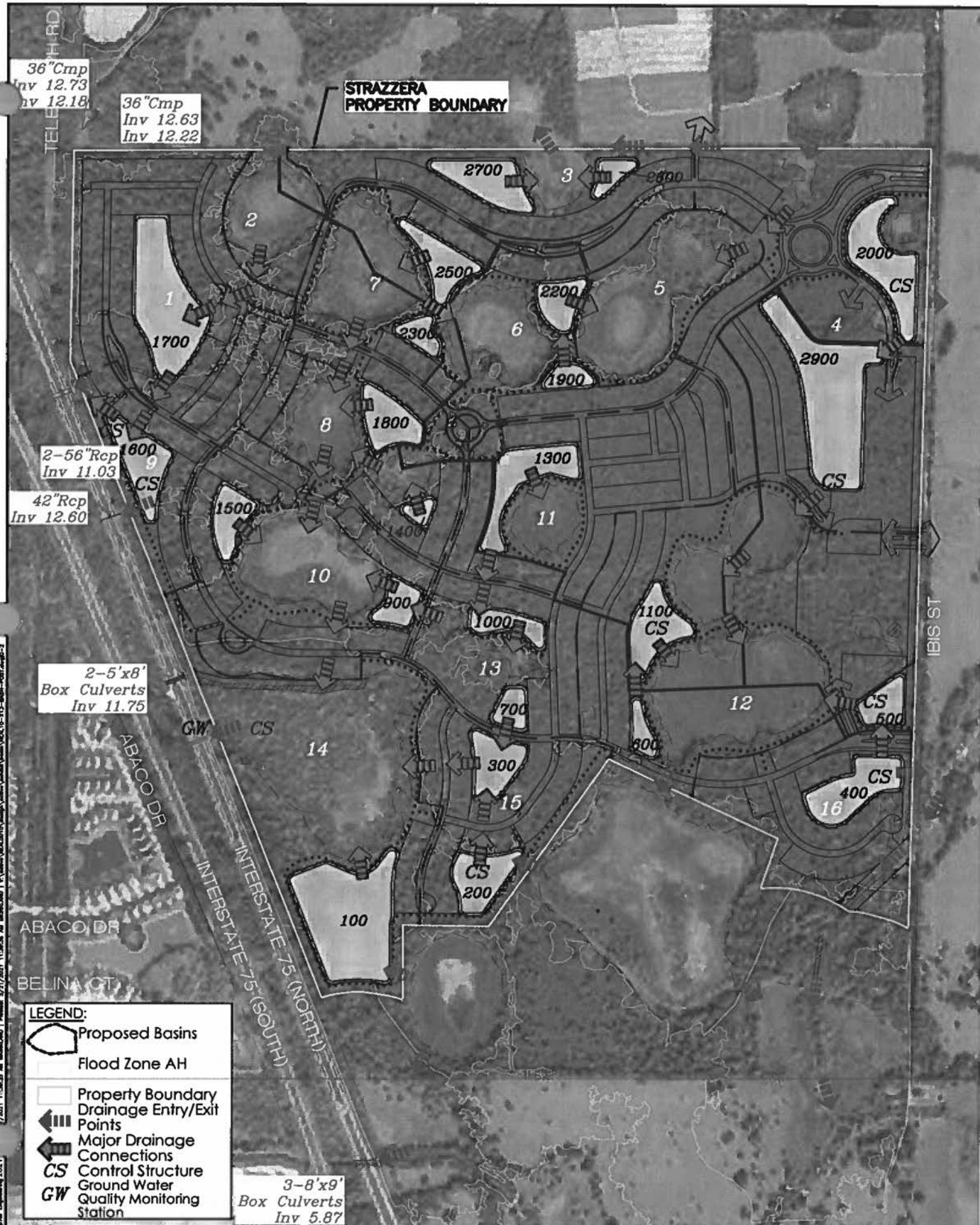
Drawn By: KS
Date: 8/6/2021
Sheet:

SCALE: 1" = 600'

0 600 1 200

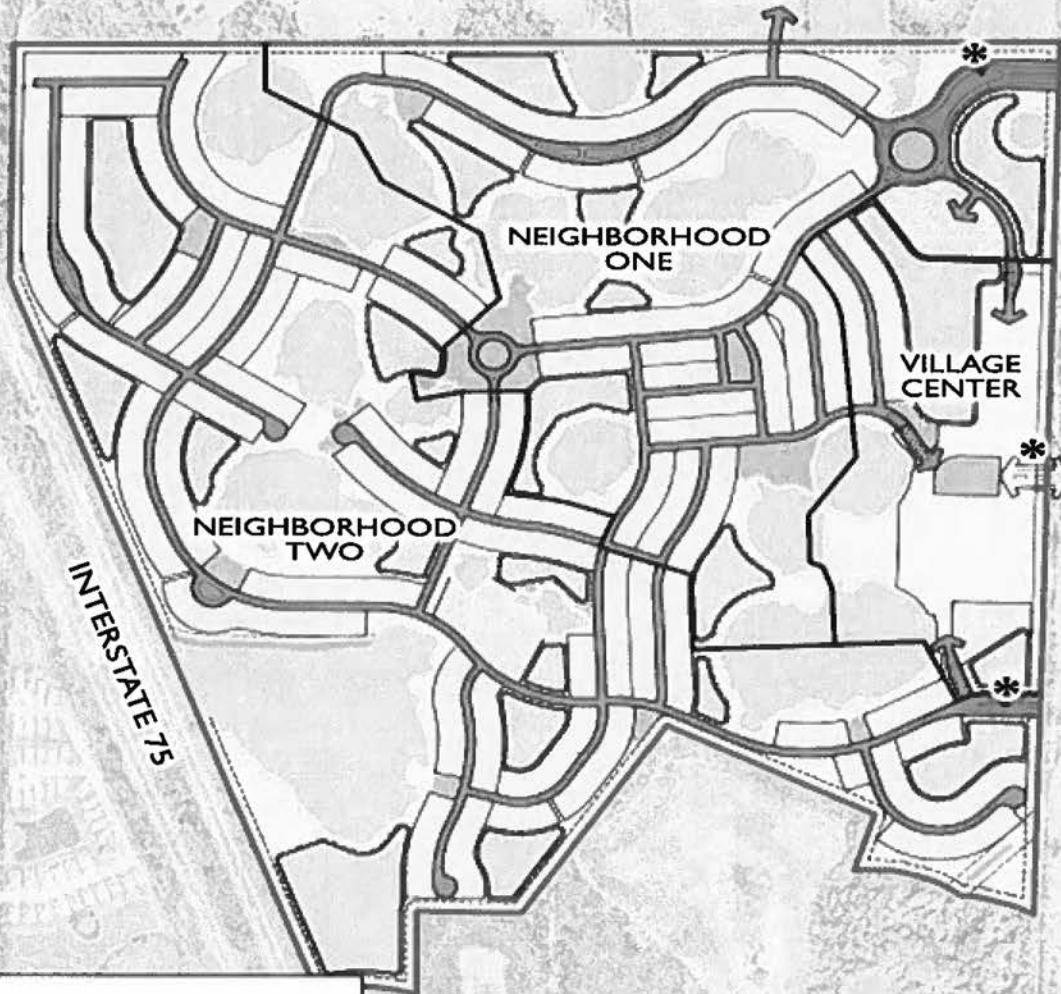






TELEGRAPH ROAD

IBIS STREET



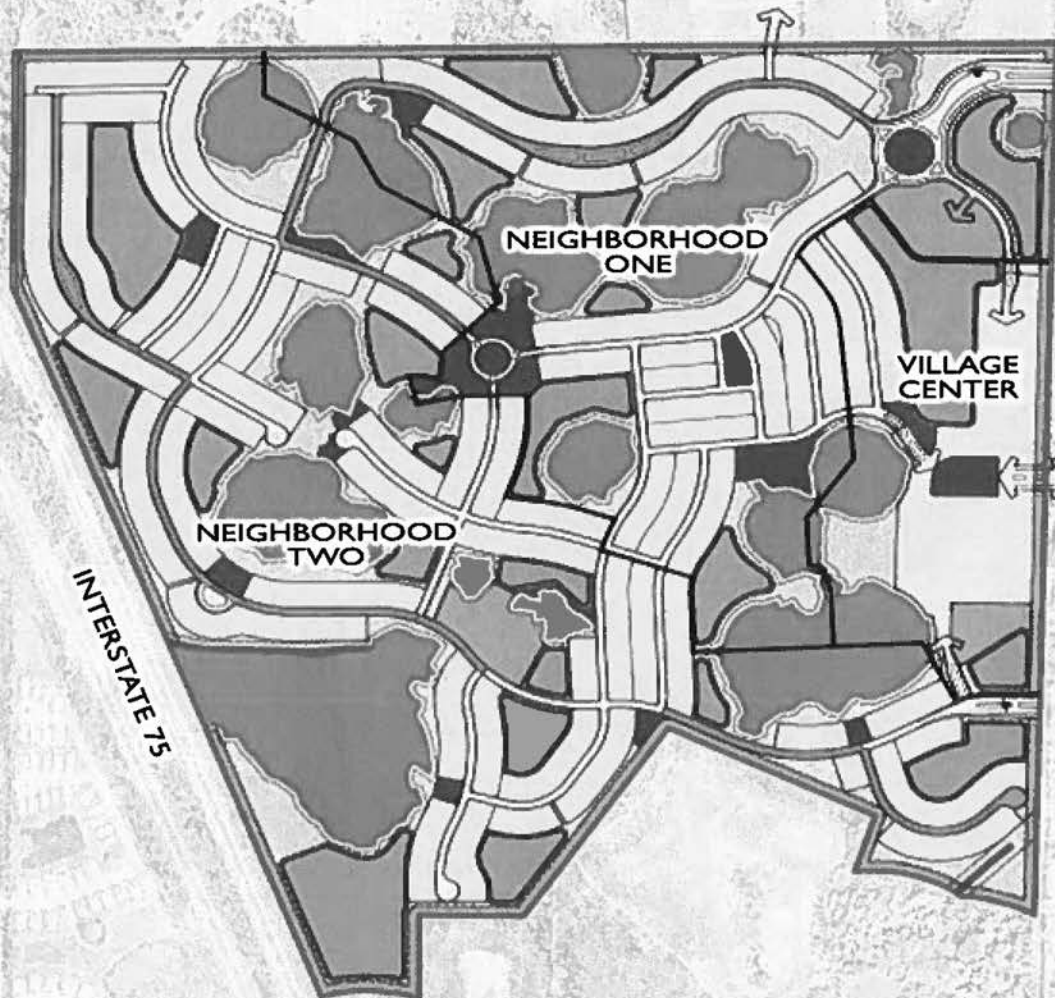
LEGEND

- 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'

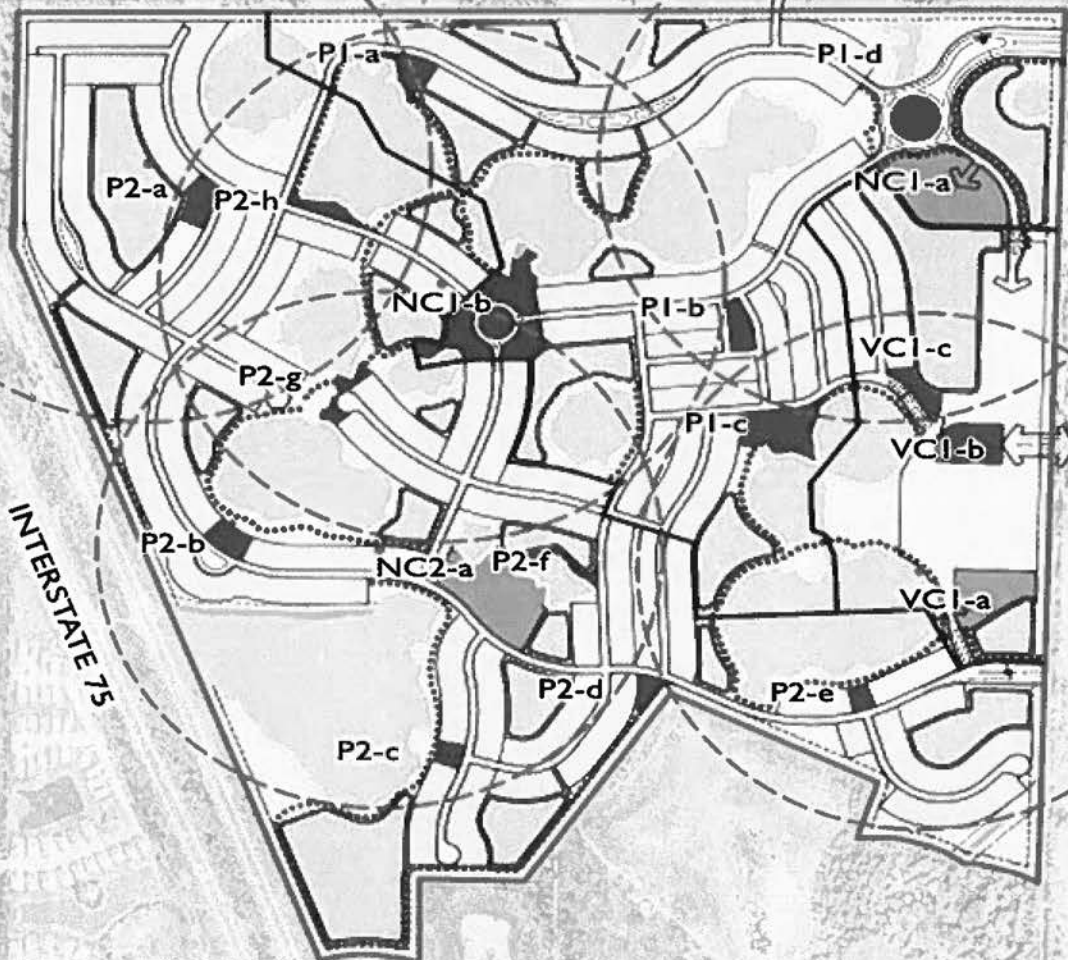
NOTE: IBIS IS A 2-LANE MAJOR COLLECTOR, WHERE GREENBELT REDUCTION IS REQUESTED FROM 500 TO 50 FEET ALONG IBIS. REQUESTED 50 FEET TO BE INCREASED BY AMOUNT OF ADDITIONAL RIGHT-OF-WAY REQUIRED FOR MAJOR COLLECTOR.

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 ^{*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.

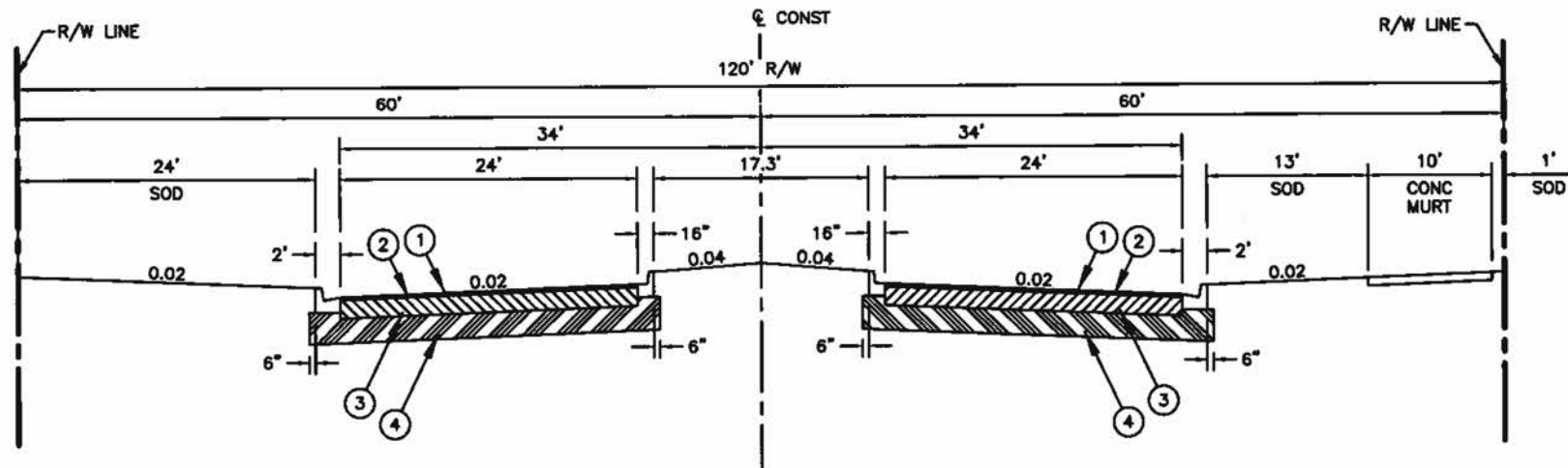
*3 = Neighborhood Centers and Parks shall include a minimum of two (2) recreation facilities/amenities, that may include, but not be limited to: community building, public gathering space, shade structures/benches, playground/tot-lots, dog parks, pickleball, hard courts, table top games, sports and athletic 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— 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

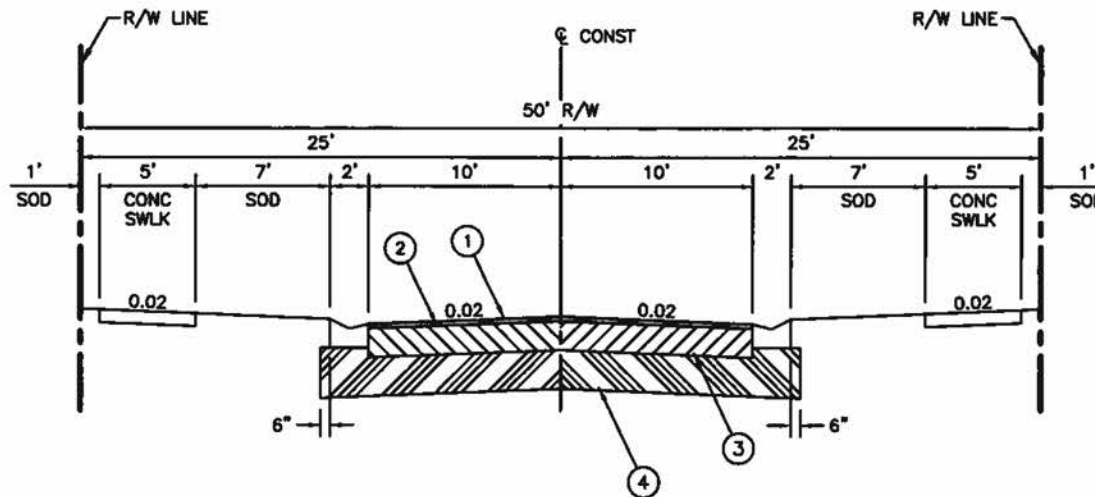
1. STREET TREES TO BE PROVIDED CONSISTENT WITH SARASOTA COUNTY ULDC; ONE STREET TREE SHALL BE PROVIDED ON BOTH SIDES OF STREET 40 TO 60 FEET ON CENTER.

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.

TYPICAL ROADWAY SECTION EXHIBIT

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.

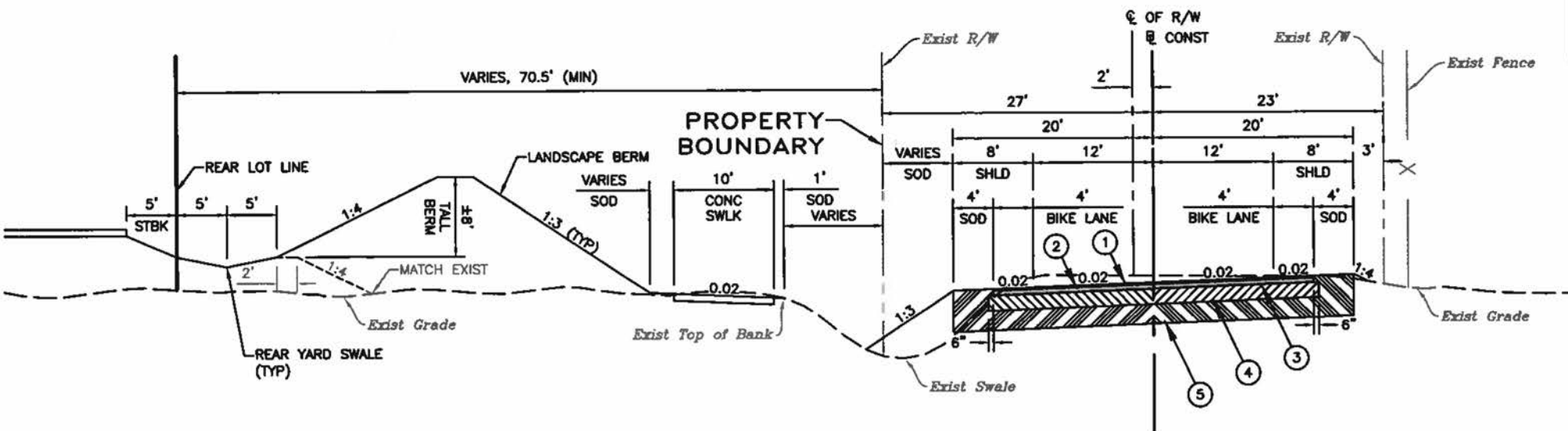
Civil Engineering | Land Surveying



8340 Consumer Court Sarasota, FL 34240

TYPICAL ROADWAY SECTION EXHIBIT

Strazzeria 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

Civil Engineering | Land Surveying



8340 Consumer Court Sarasota, FL 34240

TYPICAL ROADWAY SECTION EXHIBIT

Strazzera Subdivision Sarasota County
Neal Communities. Lakewood Ranch. Florida

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

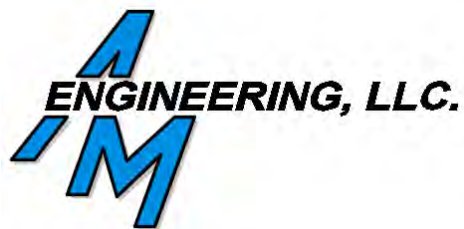
USB Incentive (A+B)x0.05 19

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

	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



© M. Engineering 2022 Sheet: 4/29/2022 2:34:37 PM MORILL-ND | Plotted: 4/29/2022 2:34:37 PM MORILL-ND | V:\active\NE-L0010\design\active\Phase 1\Sheet\cdd\NE-L10-P1-XS-HRBL.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 lienied 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 Units	ERU Weight	Total ERU
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)

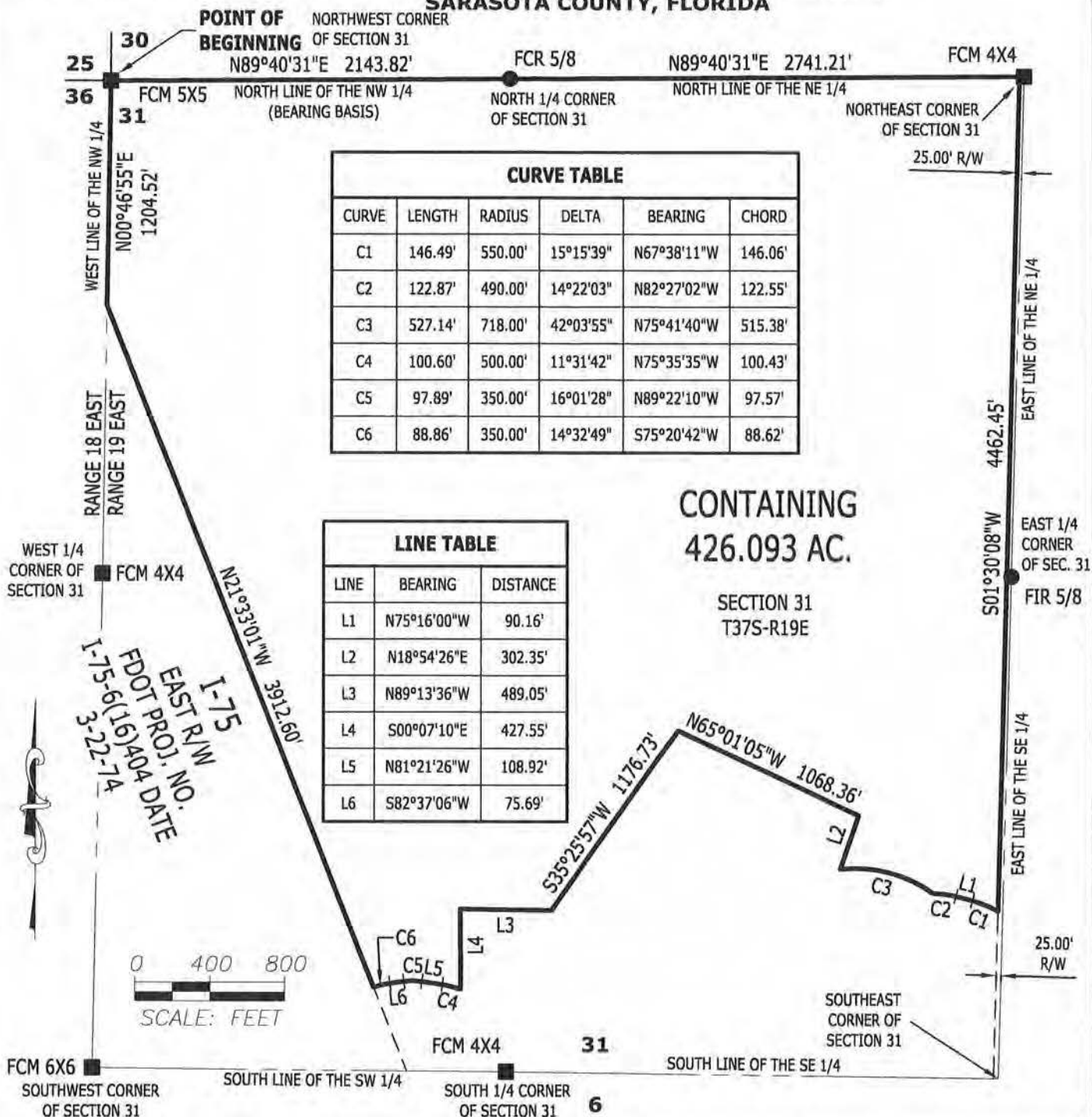
Exhibit “C”

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



NEAL COMMUNITIES

PARCEL CONTAINING 426.093 ACRES

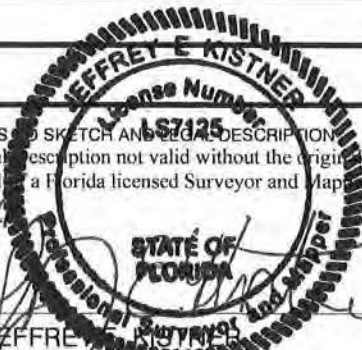
SCALE 1"=800'	DATE 2021-01-14	JOB No. 00040-2018-0137-00
DRAWN JEK	CHECKED JEK	SECTION 31
		TOWNSHIP 37S
		RANGE 19E



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

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
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Phone: (941) 358-6500
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LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

UNAUDITED FINANCIAL STATEMENTS

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2022**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2022**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 21,212	\$ -	\$ 21,212
Due from Landowner	5,314	-	5,314
Due from general fund	-	2,640	2,640
Total assets	<u>\$ 26,526</u>	<u>\$ 2,640</u>	<u>\$ 29,166</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 15,580	\$ 2,640	\$ 18,220
Due to Landowner	-	2,640	2,640
Due to debt service fund	2,640	-	2,640
Accrued wages payable	2,000	-	2,000
Tax payable	306	-	306
Landowner advance	6,000	-	6,000
Total liabilities	<u>26,526</u>	<u>5,280</u>	<u>31,806</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	5,314	-	5,314
Total deferred inflows of resources	<u>5,314</u>	<u>-</u>	<u>5,314</u>
Fund balances:			
Restricted for:			
Debt service	-	(2,640)	(2,640)
Unassigned	(5,314)	-	(5,314)
Total fund balances	<u>(5,314)</u>	<u>(2,640)</u>	<u>(7,954)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 26,526</u>	<u>\$ 2,640</u>	<u>\$ 29,166</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 12,900	\$ 19,208	\$ 61,465	31%
Total revenues	<u>12,900</u>	<u>19,208</u>	<u>61,465</u>	31%
EXPENDITURES				
Professional & administrative				
Supervisors	1,077	3,229	5,300	61%
Management/accounting/recording*	2,000	8,000	10,000	80%
Legal	-	10,340	20,000	52%
Engineering	-	-	10,000	0%
Telephone	16	66	100	66%
Postage	-	59	500	12%
Printing & binding	42	167	500	33%
Legal advertising	1,948	2,430	7,500	32%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,000	0%
Contingencies/bank charges	231	231	500	46%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,314</u>	<u>24,522</u>	<u>61,465</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	7,586	(5,314)	-	
Fund balances - beginning	(12,900)	-	-	
Fund balances - ending	<u>\$ (5,314)</u>	<u>\$ (5,314)</u>	<u>\$ -</u>	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED AUGUST 31, 2022**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Debt service		
Cost of issuance	<u>-</u>	<u>2,640</u>
Total debt service	<u>-</u>	<u>2,640</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,640)
Fund balances - beginning	(2,640)	-
Fund balances - ending	<u><u>\$ (2,640)</u></u>	<u><u>\$ (2,640)</u></u>

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

MINUTES

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 August 17, 2022, at 12:00 P.M., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.

Present were:

Pete Williams	Chair
Kris Watts	Vice Chair
Priscilla Heim	Assistant Secretary
Dale Weidemiller (via telephone)	Assistant Secretary
John Blakley	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Ed Vogler (via telephone)	District Counsel
Bobbi Claybrooke (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:59 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of Master Engineer's Report

Mr. Adams stated that the Engineer's Report was presented at the last meeting.

FOURTH ORDER OF BUSINESS

**Presentation of Master Special Assessment
Methodology Report**

Mr. Adams stated that the Methodology Report was presented at the last meeting.

Mr. Adams stated that, due to time constraints, there was previously not sufficient time to advertise the bond-related Public Hearings so those Public Hearings are being rescheduled to October.

FIFTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2022-32

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, 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, was adopted.

SIX ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2022-33.

On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, Resolution 2022-33, Setting a Public Hearing on October 12, 2022, at 12:00 P.M., 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 the Lakes of Sarasota Community Development District 2 in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

SEVENTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2022-34.

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, 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, was adopted.

EIGHTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal year
2021/2022 Budget****A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**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**

**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.**

Mr. Adams presented Resolution 2022-35.

**On MOTION by Mr. Williams and seconded by Ms. Heim with all in favor,
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,
was adopted.**

NINTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal year
2022/2023 Budget****A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**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

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

No members of the public spoke.

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

Mr. Adams presented Resolution 2022-36.

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, 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, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

ELEVENTH ORDER OF BUSINESS

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

Mr. Adams presented the July 13, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the July 13, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Vogler Ashton, PLLC***

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: September 14, 2022 at 12:00 P.M.**

- **QUORUM CHECK**

The next meeting will be held on September 14, 2022.

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments: Non-Agenda Items
(limited to 3 minutes per individual)**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the meeting adjourned at 1:06 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

LAKEs OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

**STAFF
REPORTS**

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>5800 Lakewood Ranch Blvd., Sarasota, Florida 34240</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	12:00 PM
November 9, 2022	Regular Meeting	12:00 PM
December 14, 2022	Regular Meeting	12:00 PM
January 11, 2023	Regular Meeting	12:00 PM
February 8, 2023	Regular Meeting	12:00 PM
March 8, 2023	Regular Meeting	12:00 PM
April 12, 2023	Regular Meeting	12:00 PM
May 10, 2023	Regular Meeting	12:00 PM
June 14, 2023	Regular Meeting	12:00 PM
July 12, 2023	Regular Meeting	12:00 PM
August 9, 2023	Regular Meeting	12:00 PM
September 13, 2023	Regular Meeting	12:00 PM