

DEVELOPMENT AGREEMENT
EXHIBIT A
BOUNDARY SURVEY INCLUDING
SKETCH & DESCRIPTION



BOCA CIEGA BAY

AREA OF RELEASE OF RIGHT OF ENTRY AND EXPLORATION PER O.R. BOOK 7950, PAGE 278

PARCEL 2

FLOOD ZONE LINE PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120020000, MAP EFFECTIVE DATE, SEPTEMBER 3, 2009 (TYPICAL)

ZONE "AE" (EL. 11)

ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN)

ZONE "AE" (EL. 13)

ZONE "AE" (EL. 12)

ZONE "X" (AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF FEET, FROM 1 TO 3 FEET OR MORE, DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD)

ZONE "VE" (EL. 14)

PARCEL 1 (TIDES GOLF COURSE)

INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SHOWN

SUBJECT PROPERTY (PARCELS 1 & 2) = 95.96 ACRES, MORE OR LESS

ZONE "AE" (EL. 11)

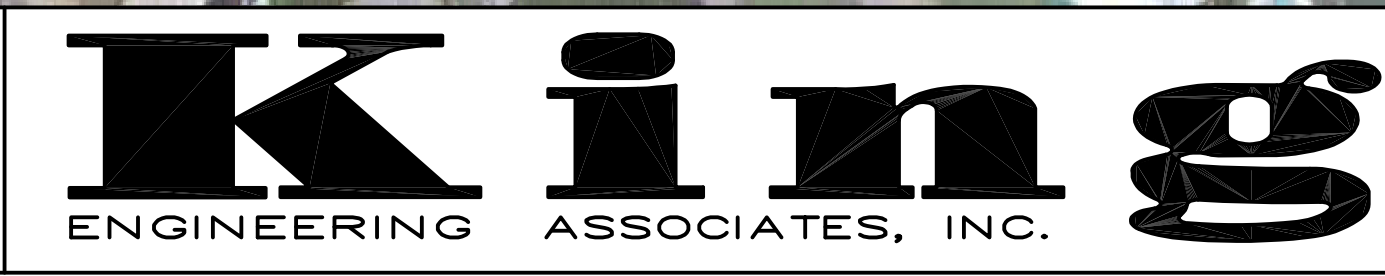
ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN)

ZONE "AE" (EL. 12)

ZONE "X" (AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF FEET, FROM 1 TO 3 FEET OR MORE, DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD)



DATE: 09/22/2016
 TIME: 10:00 AM
 DRAWN BY: J. KING
 CHECKED BY: J. KING
 PROJECT NO.: 15-000-003
 SHEET NO.: 2 OF 2
 SCALE: 1" = 100'
 DATE: 09/22/2016
 TIME: 10:00 AM
 DRAWN BY: J. KING
 CHECKED BY: J. KING
 PROJECT NO.: 15-000-003
 SHEET NO.: 2 OF 2
 SCALE: 1" = 100'



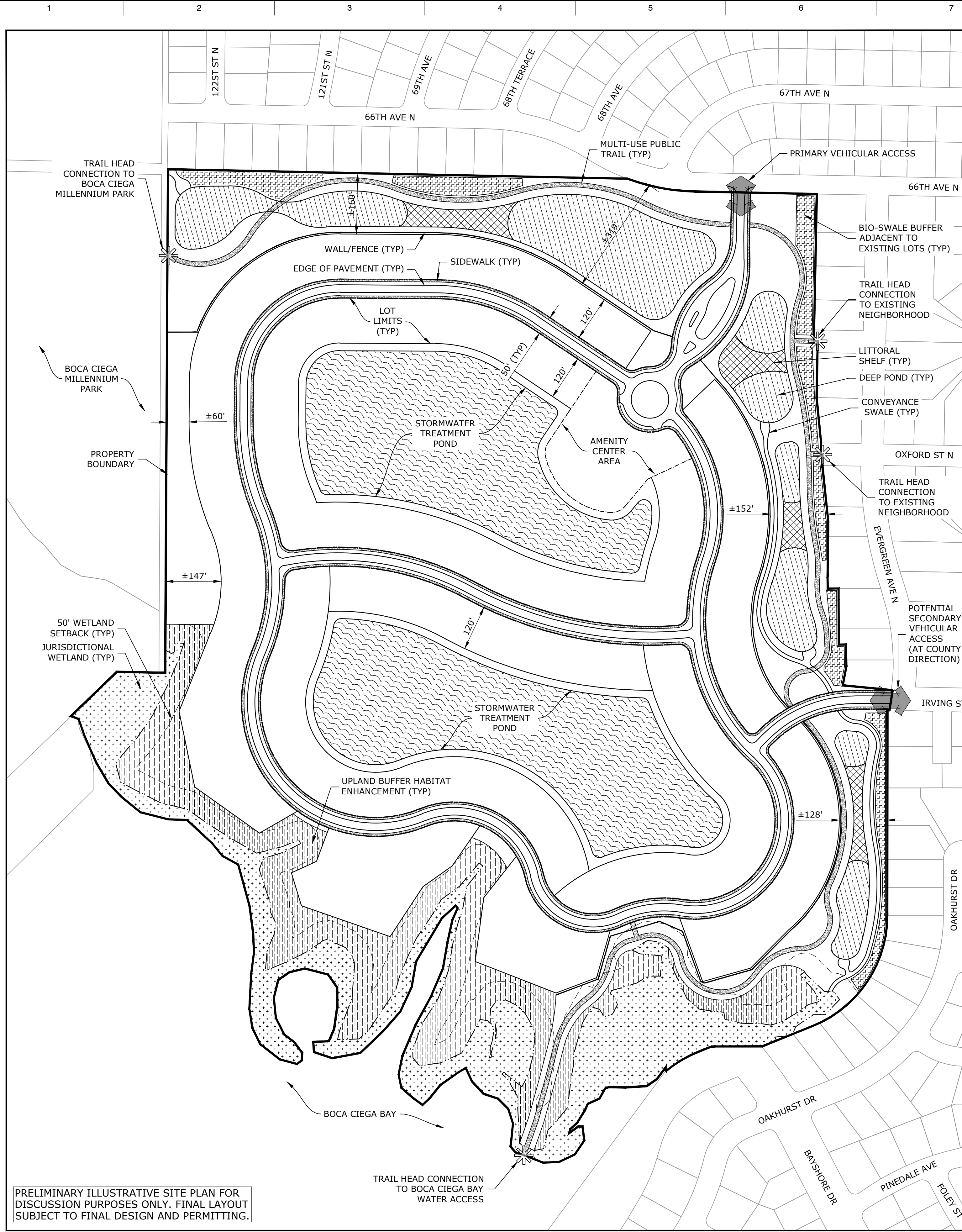
4921 MEMORIAL HIGHWAY
 ONE MEMORIAL CENTER, SUITE 300
 TAMPA, FLORIDA 33634
 PHONE: 813-880-4881
 FAX: 813-880-4882
 E-MAIL: kxy@kingengineering.com

TIDES GOLF COURSE

BOUNDARY SURVEY

NO.	DATE	REVISION	BY
1	09/22/2016	UPDATE SURVEY	J. KING
2	10/12/2016	REVISE PER ATTORNEY COMMENTS	J. KING
3	09/25/2017	REVISE PER ATTORNEY COMMENTS	J. KING

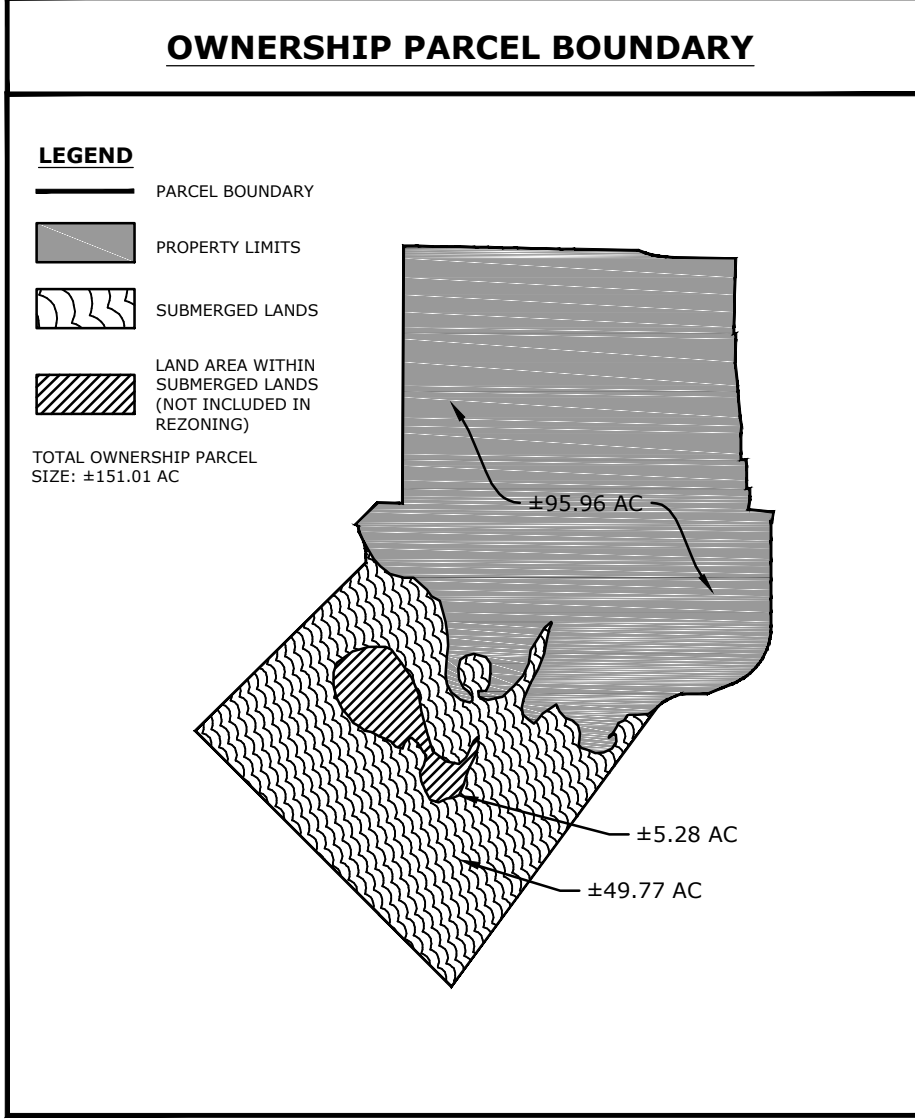
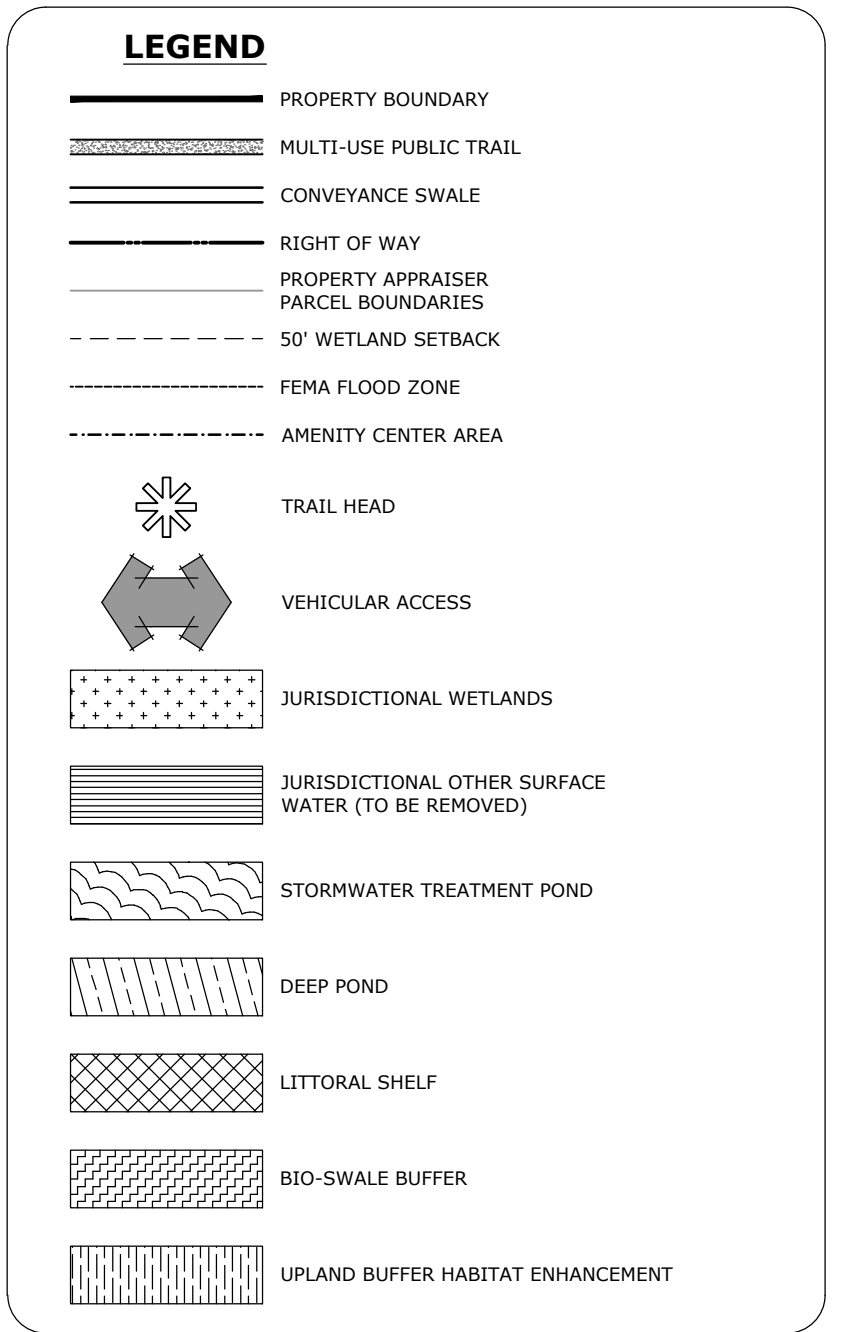
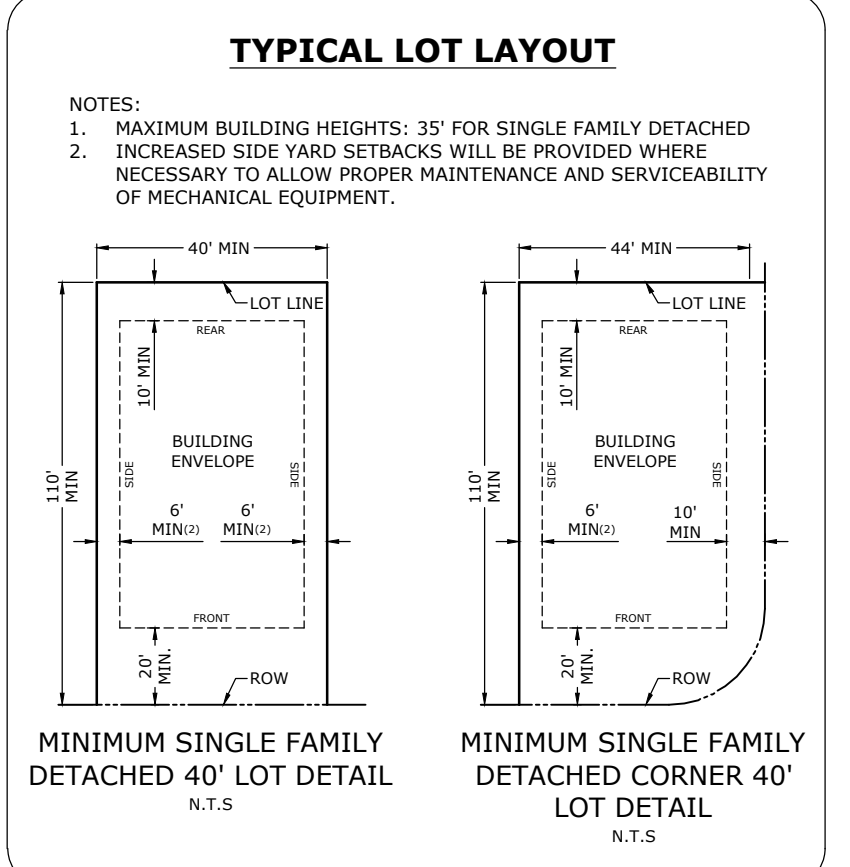
DEVELOPMENT AGREEMENT
EXHIBIT B
DEVELOPMENT MASTER PLAN



PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.

SITE DATA

PROPERTY BOUNDARY	±95.96 AC
TOTAL UPLANDS	±88.88 AC
TOTAL WETLAND AREAS	±7.08 AC
100-YEAR FLOODPLAIN	±51.51 AC (AE = 35.26 AC) (VE = 16.25 AC)
TOTAL MAXIMUM PROPOSED UNITS	273 DU
RL DENSITY	3.1 DU/AC



GENERAL NOTES

- THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "VE", "AE" AND "X" AS SHOWN ON FEMA FIRM MAP, PANEL 0183G, DATED 09/03/2003.
- THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
- NO CULTURAL FACILITIES, COMMUNITY RECREATION AREAS OR PUBLIC FACILITIES EXIST ON-SITE OR WITHIN 150 FEET OF THE PROJECT'S BOUNDARY.
- THERE ARE NO EXISTING ROADS ON SITE.
- NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
- IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
- BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE PINELLAS COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
- POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN.
- THE CONCEPTUAL INTERNAL ROADWAY NETWORK IS AS SHOWN AND WILL BE LOCAL ROADWAYS. A PORTION OF THE INTERNAL ROADWAY NETWORK MAY BE GATED. ALL INTERNAL ROADWAYS WILL BE 50' ROW, 2 LANES MAXIMUM (EXCLUDING TURN LANES, ACCELERATION AND DECELERATION LANES, ON STREET PARKING, ETC.). ALL ROADWAYS ADJACENT TO THE PROPERTY ARE PUBLIC.
- THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150' OF THE SITE.
- PUBLIC FACILITIES AND SERVICES AS DETERMINED BY THE APPROPRIATE REGULATORY AGENCY OR PUBLIC SERVICE PROVIDER SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE DEVELOPMENT SHALL BE SERVED BY PUBLIC SERVICE WATER LINES.
- THE DEVELOPMENT SHALL BE SERVED BY A CENTRAL WASTEWATER SYSTEM.
- WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN 150 FEET OF THE SITE ARE GENERALLY LOCATED AS SHOWN.
- OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD, OR OTHER ENTITY.
- SEE COMPREHENSIVE PLAN AMENDMENT APPLICATION EXHIBITS FOR SURROUNDING FLU, ZONING, AND LOCATION MAP.
- FOR THE LOTS LOCATED WITHIN THE FLOOD ZONE, THE METHOD OF CONSTRUCTION WILL BE CONSISTENT WITH TRADITIONAL COASTAL CONSTRUCTION METHODS WHICH MAY INCLUDE STILL HOMES WITH ELEVATED MECHANICAL EQUIPMENT. IN THESE AREAS AN INCREASED SIDE YARD SETBACK WILL BE PROVIDED.

LEGAL DESCRIPTION

PT OF S 1/2 OF N 1/2 & S 1/2 OF SEC 33-30-15 BEING VAC PART OF SEMINOLE ESTATES SEC B DESC AS FROM NW COR BLK 35 LOT 12 TH S01D08'22"W 391.13FT TH S88D51'38"E 10FT TH S01D08'22"W 150FT TH S05D42'12"E 121.02FT TH S01D08'22"W 30FT TH S88D 51'38"E 4.5FT TH S01D08' 22"W 30FT TH S05D48'04"E 151.11FT TH S01D08'22"W 146.27FT TH S00D47'39"E 30FT TH N89D12'21"E 28.7FT TH S00D07'39"E 30FT TH S00D00'28"E 120FT TH N89D 59'32"E 19.27FT TH S00D00' 28"E 58.59FT TH S11D46' 19"W 51FT TH S83D24'57"E 132.86FT TH CUR RT RAD 736.67FT ARC 50.28FT CB S88D29'28"W 50.27FT TH N88D50'33"W 5.47FT TH S 54'7.01FT TH CUR RT RAD 337.02FT ARC 377.26FT CB S34D05'32"W 355.39FT TH S68D11'02"W 144.02FT TH N89D57'30"W 134.22FT TH S68D11'02"W 33.27FT TH CUR LT RAD 340FT ARC 106.22FT CB S59D14'01"W 105.8FT TH S36D26'49"W 1813.09FT TH M45D W 1883FT(S) TH M46D E 1245FT(S) TH NWLY ALG MHV 210FT(S) TH M46D E 164FT(S) TH S88D50'33"E 128.3FT TH N00D18'27"E 1339.43FT TH S88D47'05"E 1221.57FT TH CUR LT RAD 550FT ARC 182.85FT CB S79D18'51"E 182.01FT TH S88D50'33"E 324.45FT TO POB BEING TIDES COUNTRY CLUB & GOLD COURSE & SUBM LANDS BEING PART OF GOVT LOTS 2 & 3 CONT 151AC(C)

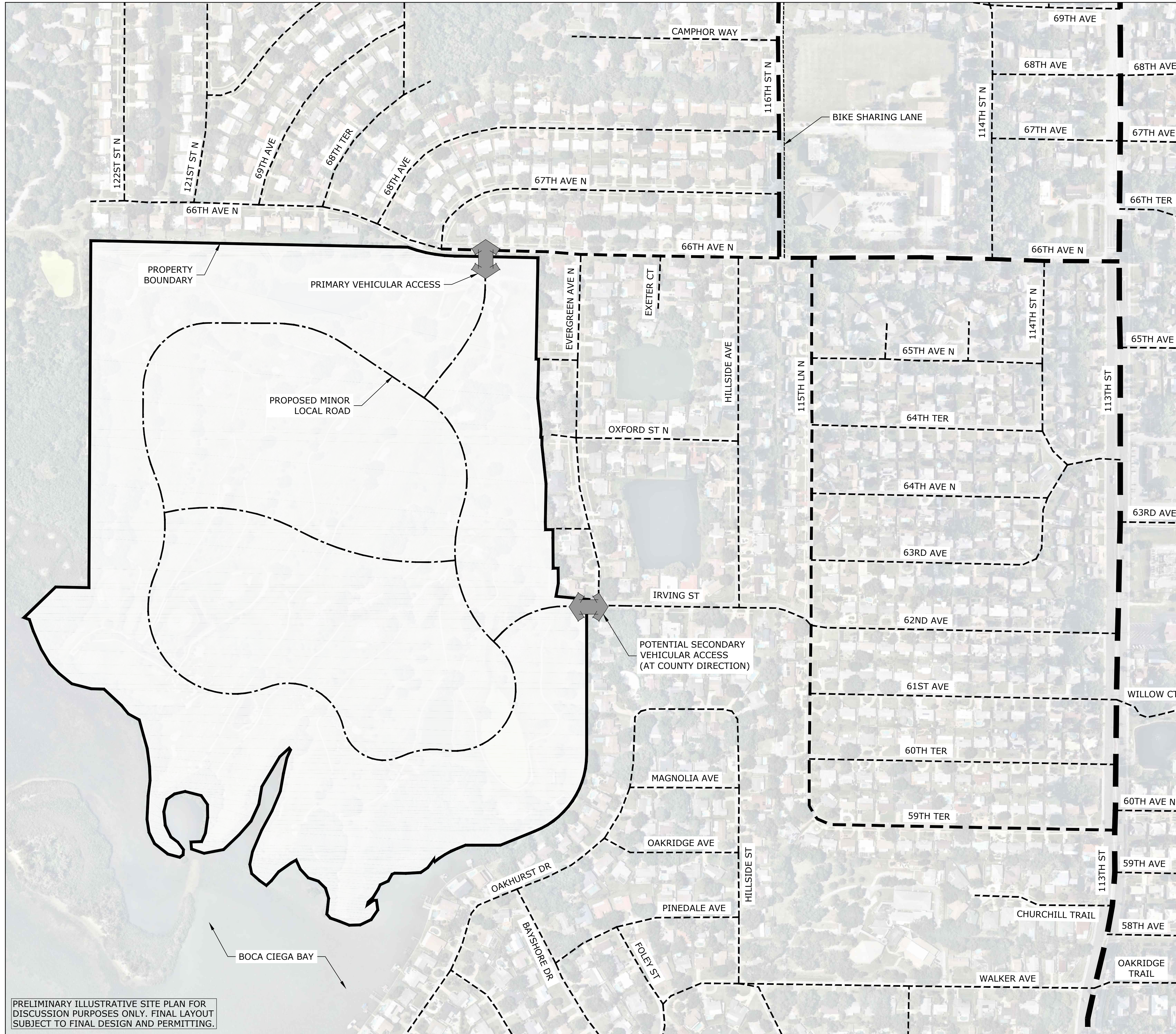
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NO.	REVISION	DATE	BY

RESTORATION BAY
 PINELLAS COUNTY, FLORIDA

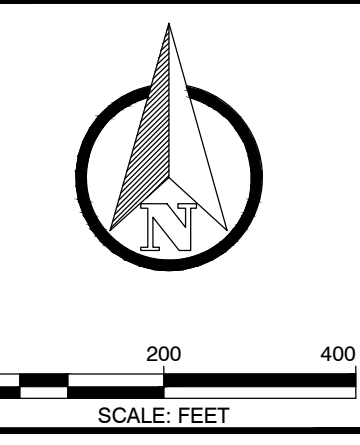
DEVELOPMENT MASTER PLAN

JOB NO: 2019-0195-00
 DATE: 11/27/2019



TRANSPORTATION DATA	
INTERNAL STREET CLASSES	MINOR LOCAL
INTERNAL ROW WIDTH	50 FEET
SITE ACCESS POINTS	UP TO 2 TOTAL (1 PRIMARY, 1 POTENTIAL SECONDARY AT COUNTY DIRECTION)
TRANSIT STOPS	NONE
BICYCLE/PEDESTRIAN FACILITIES	MULTI-USE TRAIL WITH PUBLIC ACCESS (SEE OPEN SPACE FRAME WORK PLAN, SHEET 4 OF 5)

LEGEND	
	PROPERTY BOUNDARY
	MINOR ARTERIAL
	MINOR COLLECTOR
	LOCAL MAJOR STREET
	LOCAL MINOR STREET
	PROPOSED LOCAL MINOR STREET
	BIKE SHARING LANE



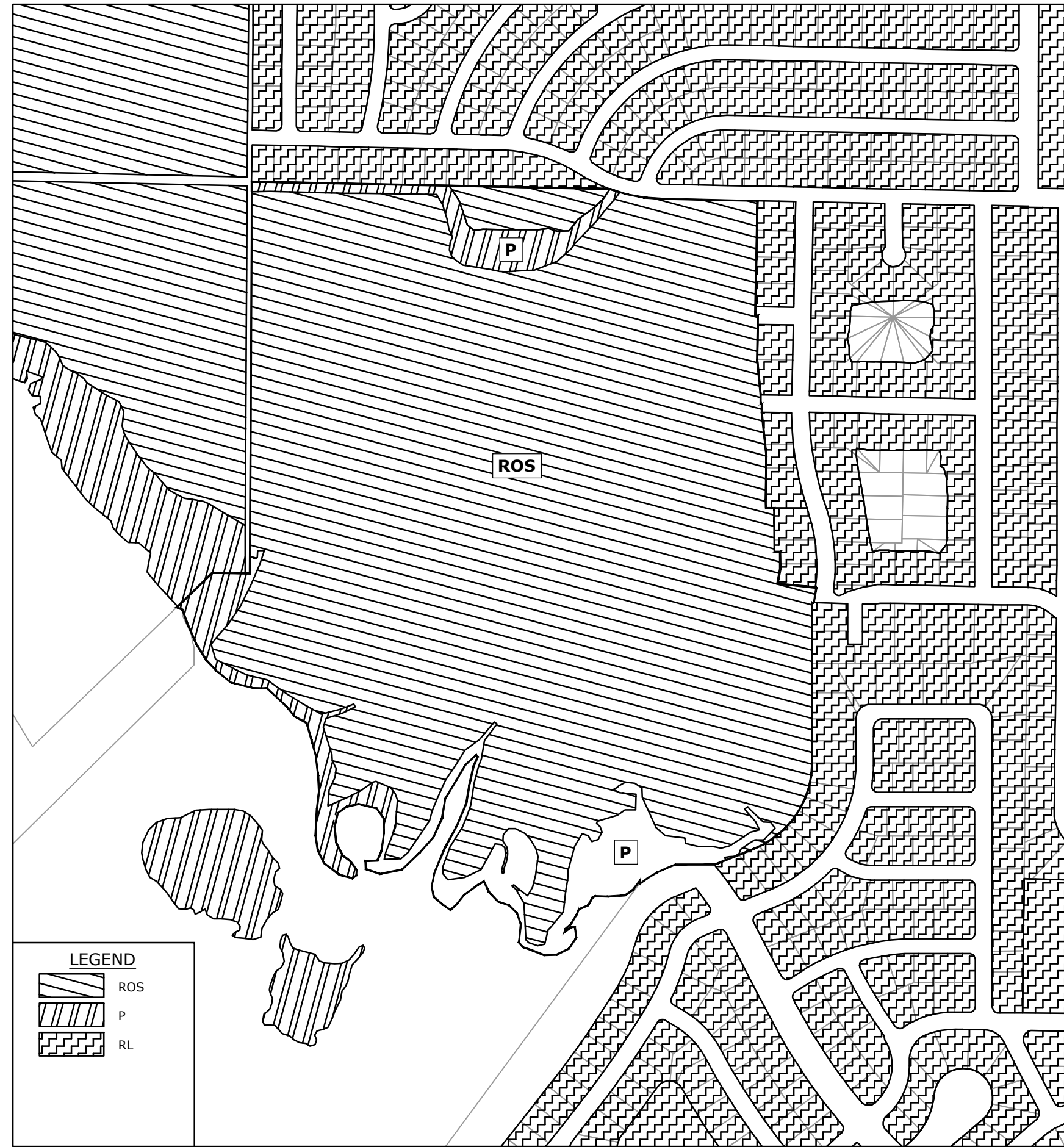
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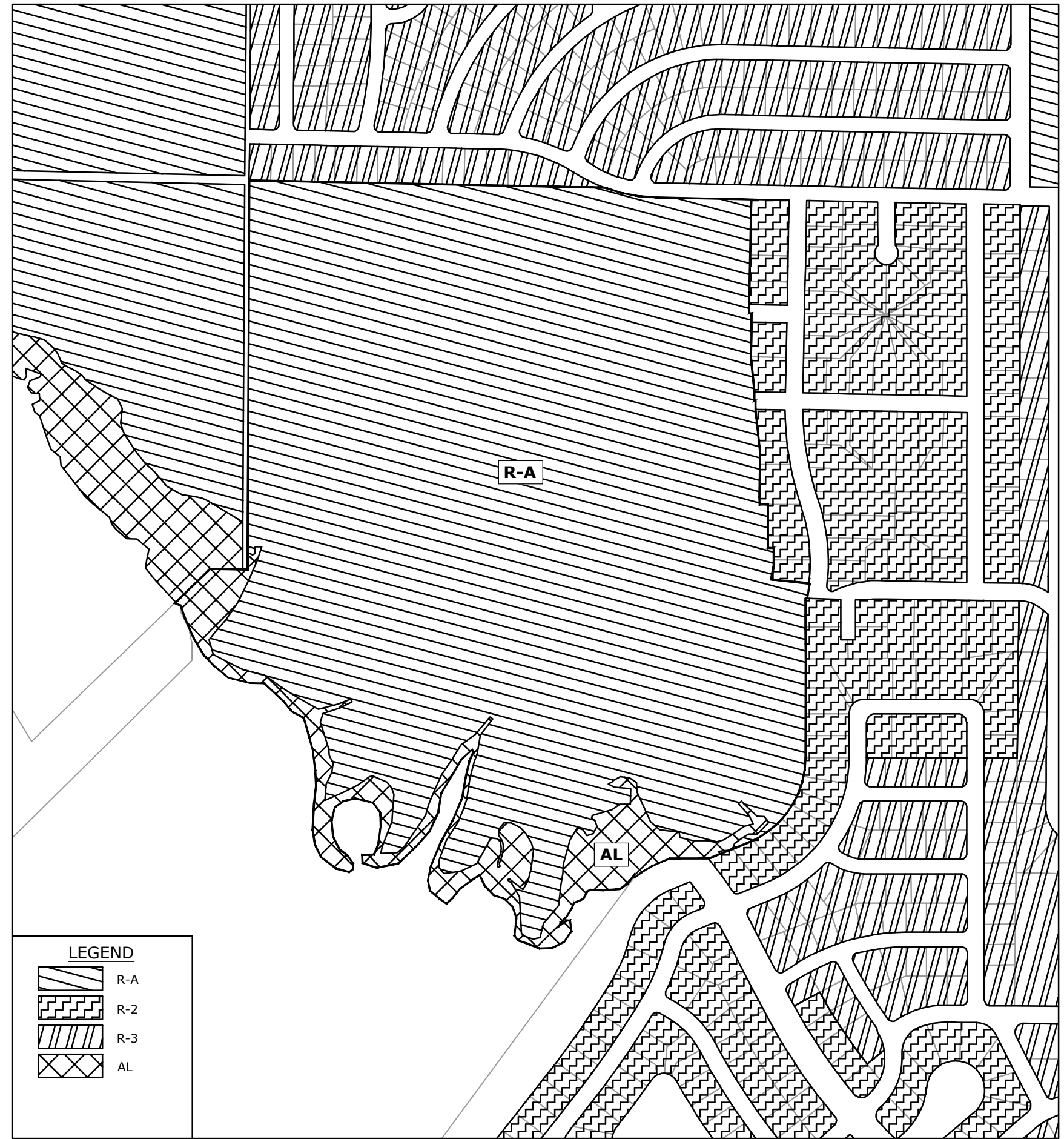
RESTORATION BAY
 PINELLAS COUNTY, FLORIDA
DEVELOPMENT MASTER PLAN
 TRANSPORTATION FRAMEWORK PLAN

PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.

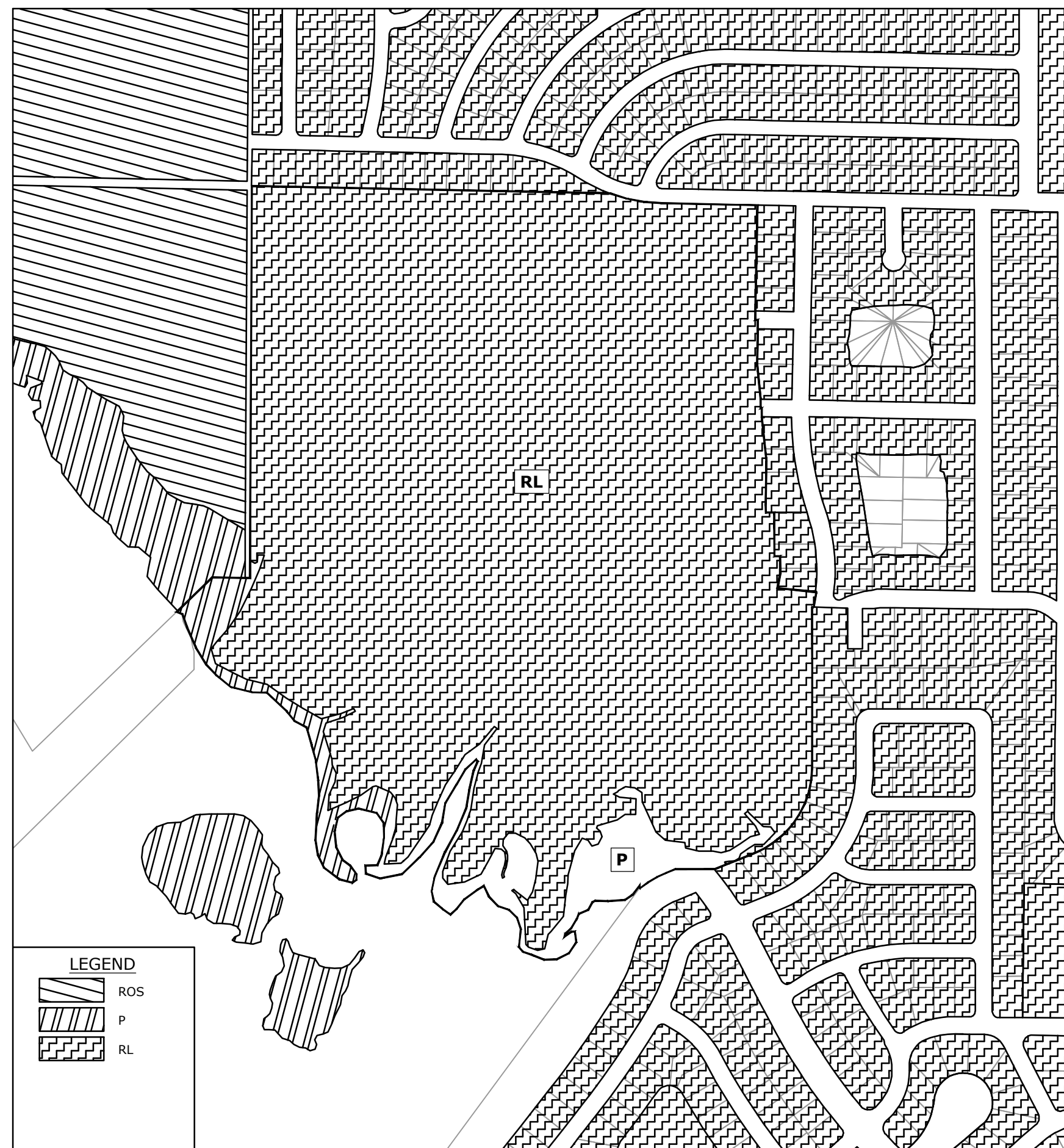
EXISTING FUTURE LAND USE		
ROS	ACREAGE	±86.82 AC
P	ACREAGE	±9.14 AC



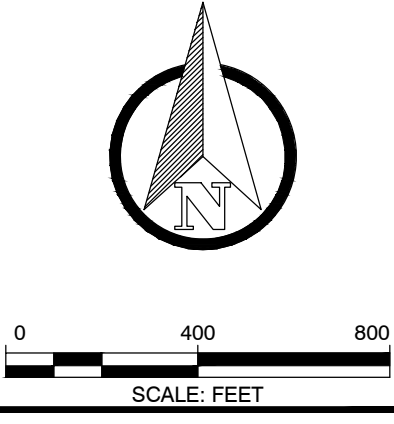
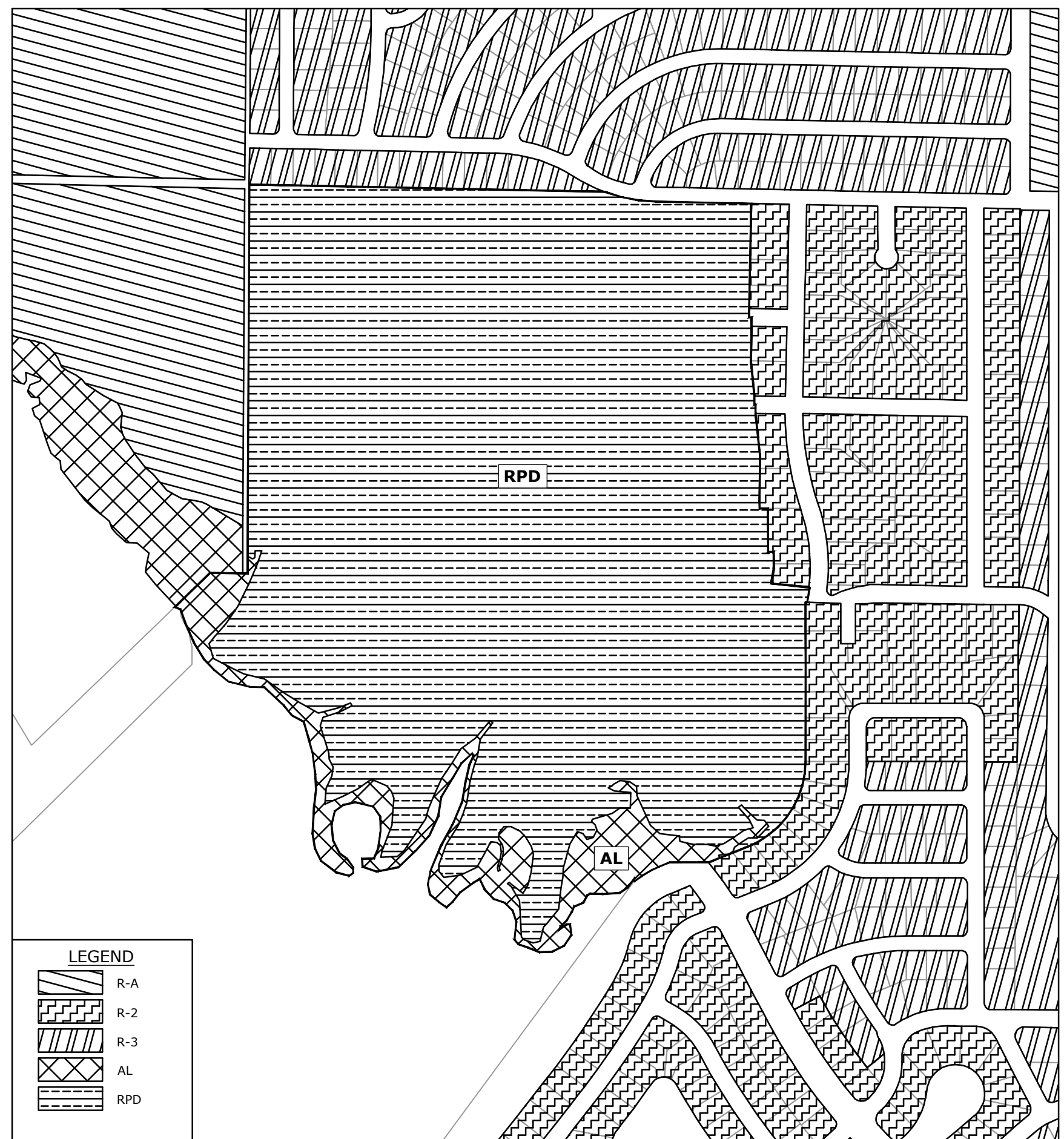
EXISTING ZONING		
R-A	ACREAGE	±88.88 AC
AL	ACREAGE	±7.08 AC



PROPOSED FUTURE LAND USE		
RL	ACREAGE	±88.88 AC
	PROPOSED DENSITY	5 DU PER ACRE
	PROPOSED USES	RESIDENTIAL
P	ACREAGE	±7.08 AC
	PROPOSED DENSITY	N/A
	PROPOSED USES	PRESERVATION



PROPOSED ZONING		
RPD	ACREAGE	±88.88 AC
	PROPOSED DENSITY	5 DU PER ACRE
	PROPOSED USES	SINGLE FAMILY DETACHED, MULTI-FAMILY, ACCESSORY USES
AL	ACREAGE	±7.08 AC
	PROPOSED DENSITY	N/A
	PROPOSED USES	OPEN SPACE, NATURAL RESOURCE MANAGEMENT, DOCKS AND PIERS, STORMWATER FACILITIES

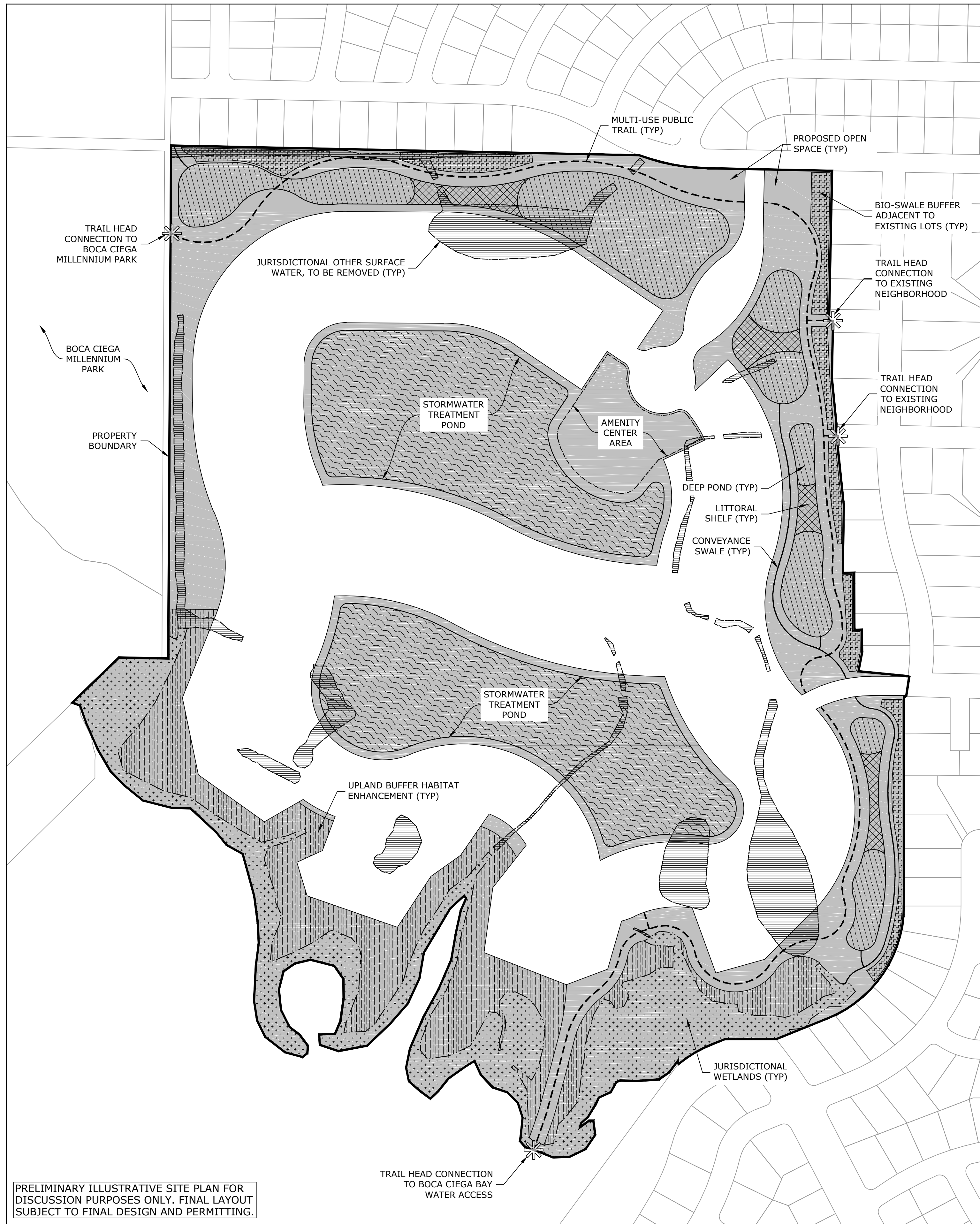


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RESTORATION BAY
 PINELLAS COUNTY, FLORIDA
DEVELOPMENT MASTER PLAN
 LAND USE FRAMEWORK PLAN

JOB NO:	2019-0195-00
DATE:	11/27/2019

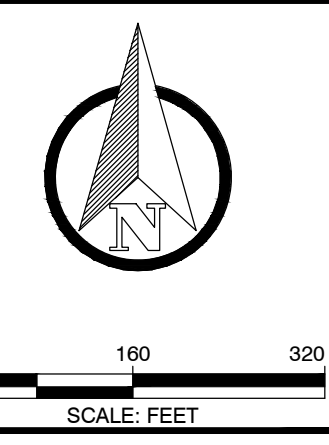


OPEN SPACE	
PROPERTY BOUNDARY	±95.96 AC
EXISTING JURISDICTIONAL WETLANDS	±7.1 AC
EXISTING JURISDICTIONAL ON SURFACE WATER (TO BE REMOVED)	±5.1 AC
TOTAL PROPOSED OPEN SPACE	±53.9 AC
PROPOSED POND (STORMWATER, DEEP, LITTORAL)	±21.1 AC
PROPOSED BIO-SWALE BUFFER	±1.8 AC
PROPOSED UPLAND BUFFER HABITAT ENHANCEMENT	±6.9 AC
PROPOSED AMENITY CENTER AREA	±1.7 AC

LEGEND

- PROPERTY BOUNDARY
- - - MULTI-USE PUBLIC TRAIL
- CONVEYANCE SWALE
- - - AMENITY CENTER AREA
- ✻ TRAIL HEAD
- ▨ PROPOSED OPEN SPACE
- ▤ JURISDICTIONAL WETLANDS
- ▥ JURISDICTIONAL OTHER SURFACE WATER (TO BE REMOVED)
- ▧ STORMWATER TREATMENT POND
- ▩ DEEP POND
- LITTORAL SHELF
- BIO-SWALE BUFFER
- ▬ UPLAND BUFFER HABITAT ENHANCEMENT

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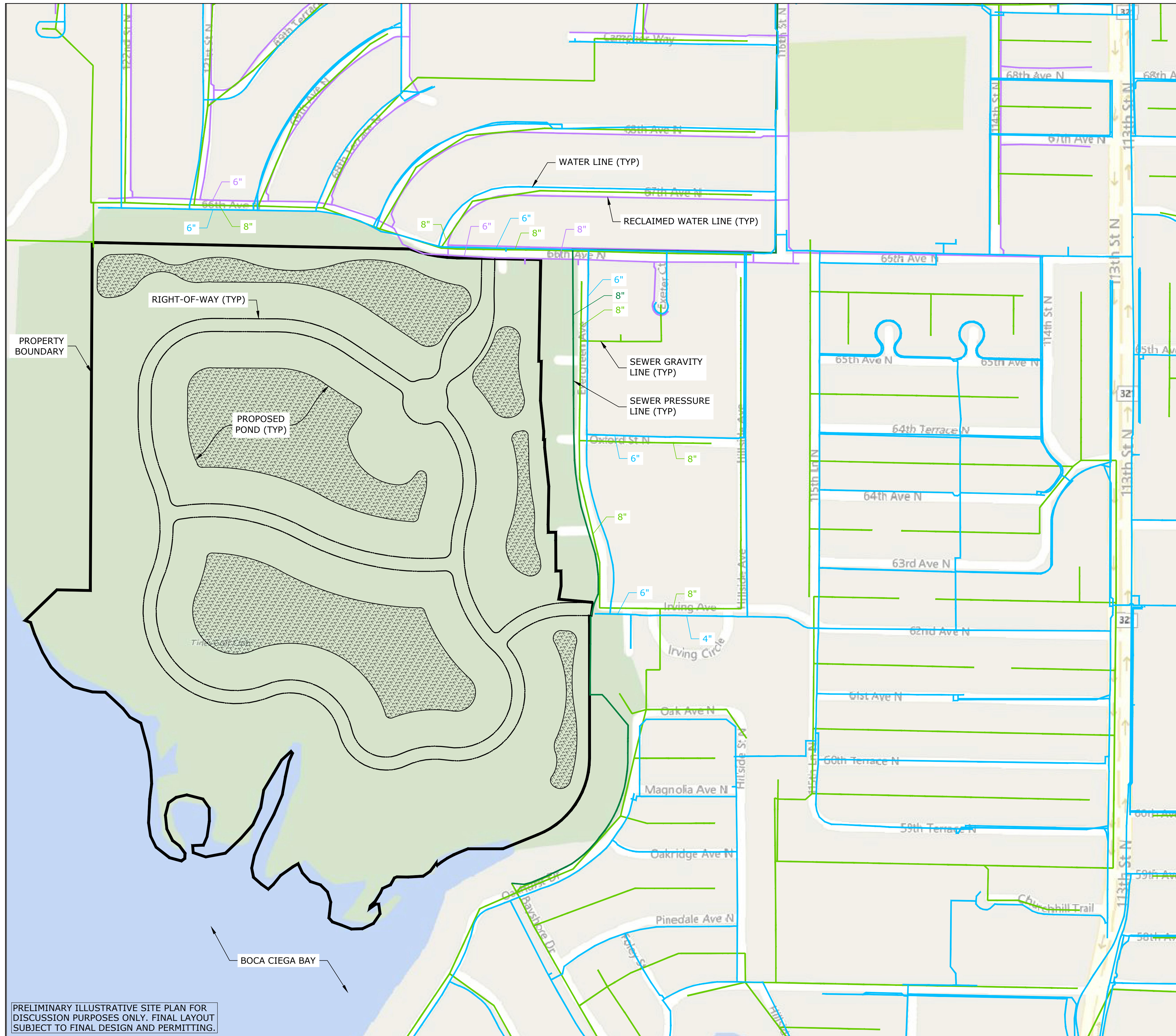


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RESTORATION BAY
 PINELLAS COUNTY, FLORIDA
DEVELOPMENT MASTER PLAN
 OPEN SPACE FRAMEWORK PLAN

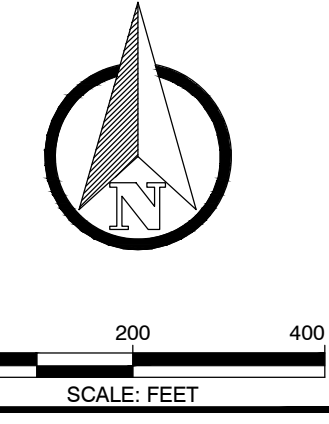
JOB NO: 2019-0195-00
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PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- WATER LINE
- RECLAIMED WATER LINE
- SEWER GRAVITY LINE
- SEWER PRESSURE LINE
- PROPOSED POND



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RESTORATION BAY
 PINELLAS COUNTY, FLORIDA
DEVELOPMENT MASTER PLAN
 UTILITIES AND STORMWATER FRAMEWORK PLAN

JOB NO: 2019-0195-00
 DATE: 11/27/2019

DEVELOPMENT AGREEMENT
EXHIBIT C
PUBLIC BENEFIT ENHANCEMENTS

Exhibit C

Public Benefit Enhancements

Stormwater and Water Quality Elements:

Overview of Stormwater Quality Improvement Opportunities: As detailed under the Preliminary Drainage Analysis provided with the PUD Zoning application package, the Restoration Bay project will include a stormwater treatment system that will be designed to help treat stormwater from approximately 180± acres of surrounding (off-site) residential areas. These off-site stormwater flows historically have been entering into and through the subject property (without formal easements in some instances) and then discharging into Boca Ciega Bay for decades in a largely untreated condition. The proposed system is intended to provide supplemental stormwater quality treatment and would complement previous public stormwater projects undertaken by the County within Boca Ciega Millenium Park and the Oakhurst Drive drainage improvements. The design elements for the water quality treatment system will emphasize a holistic approach to stormwater treatment and site planning and will incorporate features that maximize the water quality improvement benefits via a “treatment train” approach. The system will be designed to mimic natural processes and blend with the local landscape such that it will be both aesthetically pleasing and highly functional.

Treatment of Off-site Stormwater: The proposed treatment train approach will integrate hydrodynamic separators / baffle boxes, localized rain gardens or bioswales, and will progress through a wet detention pond with deep pools and vegetated littoral zones as well as a potential up-filter system. This series of ponds, to be aligned along the northern and eastern perimeter of the site, will then discharge to a constructed surface conveyance feature which will incorporate cascades, shallow pools, and a vegetated filter marsh before entering a large sediment sump (which may also serve as a stormwater harvesting pond) before discharging to Boca Ciega Bay. The stormwater treatment ponds within the linear stormwater park will incorporate native wetland vegetation – consisting of emergent, submergent and floating aquatic species - in appropriate hydro-zones, as well as native shrubs and trees established on slopes and banks to provide additional habitat support and aesthetic value.

The BMPs dedicated to the off-site flows will provide improved attenuation, treatment, and conveyance capacity compared to the currently existing onsite ditches and eutrophic ponds. The proposed BMPs will slow velocities, keep off-site flows separated from onsite flows, remove sediments and solids, moderate the temperature of the water discharged, and greatly reduce the nutrient and pollutant loads conveyed to Boca Ciega Bay and Millennium Park. Full quantification of the water quality benefits to be achieved will be dependent on final configuration and site constraints but is expected to greatly exceed the “net improvement” standard and be in closer conformance with modern ERP requirements. The engineering design and construction details will be provided in the site development plans and will be subject to review and approval by the County’s Public Works Department.

Treatment of On-site Stormwater: Water quality treatment will be provided for on-site flows associated with the proposed project using a holistic stormwater management and site planning approach which meets or exceeds the requirements of the Aquatic Preserve to which it discharges. All on-site stormwater BMPs and conveyance systems, including those dedicated to the treatment and conveyance of off-site flows, will be permanently operated and maintained by the Homeowners

Association, as required by the associated ERP permits. Public/private cooperation and coordination with the County will also be necessary to modify the currently existing on-site public drainage easements in order to recognize the modified (updated) post-project drainage and conveyance configuration. The engineering design and construction details will be provided in the site development plans and will be subject to review and approval by the County's Public Works Department.

Summary: The proposed stormwater treatment and conveyance systems will be integrated into the landscape, will mimic natural processes, and will be both highly functional and aesthetically pleasing. These new stormwater treatment facilities, and in particular the elements within the linear stormwater park area, will also provide educational opportunities to showcase the benefits of holistic site planning and advanced stormwater treatment methodologies. The accommodation and treatment of the substantial off-site flows, which largely have been untreated for decades, will provide a substantial public benefit as such untreated flows historically have discharged directly into Boca Ciega Bay.

Natural Resources Elements:

On-site Habitat Enhancement: The project's site development plans will include a plan for improvement and expansion of native habitats. The site development plans will include elements of exotic/nuisance vegetation removal, natural buffer restoration and enhancement, and native mangrove habitat enhancement. These proposed enhancements will serve to improve the quality and function of existing habitats and will result in improved habitat value for wildlife.

Exotic/Nuisance Vegetation Removal: The areas of proposed vegetative and habitat improvements have been estimated, based on preliminary field review and observation, as part of the conceptual site plan development process. Exotic/nuisance vegetative species currently present on the site, with particularly dense colonization along the mangrove shoreline, include Brazilian pepper, carrotwood and Australian pine. Groundcover vegetation up to the natural mangrove shoreline consists primarily of turfgrasses and colonizing weedy species. A more detailed, final plan for exotic vegetation treatment/removal, and enhancement of wetland and upland/buffer habitat will be prepared during the project design and permitting phase. At such time, more detailed and specific field location of exotic/nuisance species colonization (through use of field survey methods), along with development of plans and specifications for the actual habitat enhancements (e.g., specific methods of removal, precautionary measures, species composition, planting schedules, etc.) will be prepared, and will enable calculation of the actual acreages that will be subject to habitat enhancement and creation. Primary targets for enhancement of on-site wetland habitats will be in the vicinity of the southern shoreline and along the western property boundary. Enhancement of mangrove swamp wetlands would likely involve removal of exotic vegetation (e.g., Brazilian pepper, carrotwood, etc.) combined with selective planting of native saltmarsh species and/or mangrove trees. The exact type, location and extent of exotic/nuisance vegetation removal and habitat enhancement will be determined following more detailed site planning, identification of degraded habitats and completion of functional assessments, all of which would be accomplished during the design and permitting phase of the project. The proposed site plan will also provide enhancements to the wetland setback along the southern property boundary. In this area, maintained turfgrass (and more recently colonizing weedy species) that has existed for decades along the edges of mangroves and tidal wetlands will be replaced with native upland and transitional plant species and naturally vegetated bio-swales. This will result in an improved

physical buffer for the natural, tidal wetlands, and will add structural habitat for wildlife utilization, while serving to provide supplemental natural filtering of stormwater runoff into the bay. The implementation of the natural resources elements of the site development plans will be subject to review and approval of the County's Natural Resources Department.

Mangrove and Tidal Habitat Enhancement: The owner has identified specific opportunities for wetland enhancement such as removal of an historic cart path crossing through a tidal wetland area along the shoreline. In its existing condition, the elevated (filled) cart path bisects a tidal backwater pool area that is surrounded by mangroves. The filled path has essentially interrupted the natural pattern of tidal flushing, resulting in stagnation and very low levels of dissolved oxygen in the isolated area. Removal of the filled path and restoration of pre-disturbance grade elevations will restore the natural tidal pattern, thereby allowing flushing of nutrients and increased levels of dissolved oxygen which will, in turn, provide improved habitat for small fishes, invertebrates and other wildlife.

Upland Buffer Adjacent to Wetlands: The site plan will include an upland buffer along the landward edge of the natural mangrove wetlands, as defined by the jurisdictional wetland limits. The buffer will be enhanced to replace existing turf grasses with native vegetation and will include a "bio-swale" to be vegetated with appropriate native plant species. Native vegetation to be planted within the buffer will consist of groundcover, grasses and herbs, and will also include shrubs and trees. A planting plan for the proposed buffer enhancement areas will be prepared by the owner and reviewed by Pinellas County during the site plan approval process. Minimum maintenance standards for the upland buffer (and any proposed wetland enhancement areas) will be developed by the owner and reviewed by Pinellas County during the site plan approval process. The total width of the enhanced buffer, inclusive of the vegetated bio treatment swale, will be 50 feet. The buffer will be designated as a common area owned and permanently maintained by the homeowner's association and shall not be owned by individual lot owners.

Landscaping: Florida Friendly Landscaping principles, as outlined in The Florida Yards & Neighborhoods Handbook, will be required by the Homeowner's Association documents on residential lots and within common areas. Only native indigenous trees and shrubs will be utilized in the landscaping and, to the extent possible, native forbs and grasses will be used. Exemptions may include non-native food plants grown in residential areas and turfgrasses used on ponds or in landscapes or on public ROWs (roads). Irrigated turfgrass areas shall be consolidated and limited to residential lawns and those areas on the property that receive pedestrian traffic, provide for recreation use, or provide soil erosion control such as on slopes or in swales, and where turfgrass is used as a design unifier, or other similar practical use. Mulch used in both private and public landscaping will consist of sustainable materials such as pine mulch or bark or derived from Eucalyptus or Melaleuca.

Buffer from Boca Ciega Millennium Park: A 50-foot buffer will be maintained on the western portion of the project site, adjacent to Boca Ciega Millennium Park. The existing wetlands along the western perimeter will be protected and incorporated into the buffer area, and a swale system will be constructed. The wetlands and swale system will make up the western portion of the buffer area and will also serve as a fire break. The remainder of the buffer area will be vegetated (trees and landscaping) consistent with County code and will include native/non-invasive plantings that both contribute to local wildlife habitat and reduce potential for on-site vegetation to become a nuisance to the Park environment. Minimum maintenance standards for the 50-foot buffer will be developed by the owner and reviewed and approved by Pinellas County during the site plan

approval process. The 50-foot buffer will be designated as a common area owned and permanently maintained by the homeowner's association and shall not be owned by individual lot owners. Guidance for desired plantings will be derived from: Xeric Landscaping with Florida Native Plants, (Association of Florida Native Nurseries). Exterior lighting will be designed to minimize light spillage onto adjacent park and preservation lands. This will be accomplished with directional lighting, hoods, or other accepted lighting design features.

Anticipated Wildlife Utilization: The establishment of a linear park and green space around the property perimeter, in combination with proposed additional ponds, filter marshes, native landscaped areas, exotic species removal and habitat enhancement, will afford significant opportunities for utilization by various wildlife species. Expansion of stormwater ponds throughout the property will provide increased shorelines and shallow foraging habitat for waterfowl and wading birds, including those species listed as threatened or endangered species. Removal of exotic and invasive vegetation from on-site mangrove swamps and adjacent areas will serve to improve habitat for birds and other wildlife that utilize these habitats for cover and foraging. Similarly, replacement of maintained turfgrass and colonizing weedy species with naturally vegetated buffers along the mangrove shoreline will provide improved wildlife habitat and will aid in wildlife movement along the shoreline. With respect to the identified on-site Osprey nest, because this nest site is located on a dead tree within the proposed development footprint, it is anticipated that it will be necessary to relocate the nest site prior to commencement of site clearing and construction activities. A Migratory Bird Nest Removal Permit will be obtained in accordance with guidelines published by the Florida Fish and Wildlife Conservation Commission. This permit would allow nest removal and relocation (outside the nesting season) prior to commencement of project clearing and construction. The replacement nest structure is expected to be located in the general vicinity of the original nest site in proximity to the linear park.

Public Park and Recreational Elements:

The above-described linear park will serve the dual purpose of providing open/green space that will offer physical and visual buffering between adjacent properties and opportunities for public recreational uses. The meandering linear park will be configured along the northern and eastern perimeter of the property and will extend up to 200 feet in width.

Aside from the stormwater treatment features within this space, a network of trails is proposed within the linear park that will offer opportunities for walking, jogging and bicycling. Incorporation of the trail system within the linear park will also invite opportunities for public education. Placement of educational signage and/or kiosks at points of interest can explore the features and benefits related to the stormwater treatment system, the native vegetation plantings, the wildlife habitat enhancements, and the overall setting along Boca Ciega Bay, with an emphasis on the regional benefits that will be realized by these improvements. The site access will be designed to accommodate public access to and through the linear park, but without intrusion into the private residential portion of the project, so that both the project's residents, public visitors to Millenium Park, and residents of the surrounding existing neighborhoods may enjoy the linear park and its pedestrian and bicycle connectivity to Millenium Park and the Boca Ciega Bay waterfront.

The linear park will target removal of exotic and nuisance vegetation, with retention of existing native trees and vegetation wherever possible. Open upland spaces between the proposed

stormwater treatment features and the trail system will be further enhanced with plantings of native vegetation and will conform with Florida Friendly Landscaping principles. Opportunities for birdwatching, wildlife photography and potential use by local schools as an outdoor classroom are also envisioned for the publicly accessible linear park.

DEVELOPMENT AGREEMENT
EXHIBIT D
PEDESTRIAN & TRAFFIC MITIGATION IMPROVEMENTS

Exhibit D:
Pedestrian and Traffic Mitigation Improvements

Pedestrian Improvements to 66th Avenue North

66th Avenue North currently has intermittent sidewalks on either the north or south side at various intervals. The Owner has proposed and agreed to add sidewalks on the north and south side of 66th Avenue North, where existing public right-of-way is available, and a connecting cross-walk where the sidewalk location changes, as depicted on the attached 66th Avenue Pedestrian Improvements graphic (the “66th Avenue North Pedestrian Improvements”). The goal of the 66th Avenue North Pedestrian Improvements is to provide a more functional and safe environment with the addition of project traffic to facilitate pedestrian movement along 66th Avenue North to and from Millenium Park, interconnecting with the public-access portion of the new trail system on the Property to Boca Ciega Bay and Millenium Park, and to/from the adjacent neighborhoods.

Vehicular Traffic Improvements

As set forth in the Development Agreement, the Owner has agreed to provide either one (1) or two (2) primary access points to the Property at the time of site development. Dependent upon the County’s election, the Owner also has agreed to construct the following off-site access improvements if directed by the County at such time:

North Access Only:

In the event the County elects the North Access only, then the Owner’s TIA indicates that the existing northbound left-turn lane on 113th Street, at 66th Avenue North, may warrant extension to accommodate peak season traffic only and subject to certain existing median modifications. If directed by the County, the Owner shall at the Owner’s cost extend the existing 140-foot long northbound left-turn lane to up to 360 feet in length, with such median closures as directed by the County.

Both North Access and East Access:

In the event the County elects both the North Access and the East Access, then the Owner’s TIA indicates that in addition to the North Access item set forth above, the existing northbound left-turn lane on 113th Street, at 62nd Avenue North, may warrant extension to accommodate peak season traffic only and subject to certain existing median modifications. If directed by the County, the Owner shall at the Owner’s cost extend the existing 145-foot long northbound left-turn lane to up to 260 feet in length, with such median closures as directed by the County.