

## **EXHIBIT A**

### **Lake Mary Jane Rural Settlement Protection Agreement**

#### **Part 1 – No Road Access.**

Sunbridge will have no road access to the Lake Mary Jane Rural Settlement and will not use any of the roads in the rural settlement for temporary access or construction purposes except for emergency evacuations (such as wildfires, flooding, hurricanes etc.).

*Lake Mary Jane Alliance (LMJA) INTENT: No Sunbridge road access of any kind. This will prevent increased traffic and cut through traffic to help keep our residents safe since we have no sidewalks or street lights in our rural settlement. This was already agreed to when the plans were first presented to the LMJA Board and at the community meeting on April 27<sup>th</sup>, 2016 and was stated at the LPA hearing on May 19, 2016 by both the developer and acknowledged by the LMJA. The only exception for this would be for emergency evacuations (such as wildfires, flooding, hurricanes etc.)*

## **Part 2 - Limitations on future development for Camino South.**

If development plans are submitted connecting Sunbridge in Orange County to Sunbridge in Osceola County (land currently known as Camino South) then the two parcels of land (referred to as CS-1 & CS-2 on Exhibit 1 Map) that are adjacent to the LMJ Rural Settlement will:

- 1) Remain outside of the Urban Service Area.
- 2) Use CS-1 and CS-2 (parcels adjacent to the rural settlement) for conservation or limit development on CS-1 and CS-2 consistent with surrounding lots (2-5 acre lots).
- 3) Homes in parcel CS-1 shall only access LMJ Road through a community entrance/exit with no connecting roads to the Sunbridge development.
- 4) Homes in parcel CS-2 cannot access roads in the LMJ Rural Settlement and must only use roads that connect to Sunbridge.

*LMJA INTENT: To limit potential future development adjacent to our rural settlement. The Sunbridge Application includes plans for a road that is over 3 miles long running through Camino South to connect the 4787 acres in Orange County to the 19,000 acres of Sunbridge in Osceola County. The current land use of the Camino South parcel is 1/10 agricultural and is not included in the current Sunbridge application. The LMJA sees this 2 lane paved road (with future plans to go up to 4 lanes) as a threat to our rural settlement and the surrounding environment since adding a road will dramatically increase the potential for future land use change requests. Some of the uplands on Camino South are adjacent to our 5 acres lots (CS-2), and there is another isolated section(CS-1) with approximately 100 upland acres that are right on Lake Mary Jane Road running for approximately 1 mile through the center of our rural settlement.*

### **Part 3 – Environmental Protections for water and wildlife corridors**

Applicant shall use all available best management practices (BMP) to help reduce environmental impacts. The LMJA reserves the right to continue to provide guidance and environmental requests as this process continues to evolve and detailed plans are submitted.

The applicant shall:

- 1) Go beyond the minimum requirements to help insure the water quality is kept to the highest standards:
  - a) Use BMPs, (including “treatment trains” and other techniques), to reduce and remove as much nitrogen and phosphorous nutrient loading as possible.
  - b) Include LID (Low Impact Design) strategies that work with nature to manage stormwater as close to its source as possible before it reaches retention ponds. (Examples are rain gardens, pervious pavement, bioretention areas/bioswales, planter box, tree box filters, curb cuts and inverted medians, stormwater harvesting – cisterns.)
  - c) Require the OFW (Outstanding Florida Waters) criteria for anything with a hydrological connection to the Econ Basin (such as the Roberts Island Slough and Disston Canal.)
- 2) Provide culverts or underpasses on the north/south road of sufficient size for wildlife crossings, and at least 3-4 spanning bridges (bridge footings shall not be in the water.)
- 3) Match the Econ River Protection Standards for class 1 & 2 wetlands by providing an upland buffer averaging 50 feet in width with a minimum of 25 feet in width on all class 3 wetlands, the Roberts Island Slough, and the Disston Canal.

*LMJA INTENT: To protect this region from the environmental impacts and the long term effects that Sunbridge will have on both the water and wildlife. The Environmental Land Stewardship Program (ELSP) was created specifically for Innovation Way and covers many of the requirements to protect the environment, but Innovation Way was not planned to include a 4 lane road connecting to 19,000 acres of high intensity use in Osceola. With the Econ River Basin and the Kissimmee River Basin both in this area, and the multiple wildlife corridors, we have challenged the developers and asked that measures be taken beyond the minimum requirements to protect the environment.*

Water Concerns: Residents are worried about damage to the Roberts Island Slough and other class 3 wetlands that have little to no buffers. When reviewing the hydrology, the Roberts Island Slough and the 3 lakes in the Osceola Sunbridge plans all flow into Lake Mary Jane and then eventually flow into the Kissimmee River Chain of Lakes, so it is critical that the highest standards of stormwater treatment are used. The Disston Canal normally flows from the Econ Basin into Lake Mary Jane and the Roberts Island Slough, but during periods of heavy rain the flow reverses sending the water into the Econ Basin. In addition to these concerns, it is of utmost importance to maintain the water quality and recharge of our aquifers since the residents in the rural settlement are all dependant on well water.

Wildlife Concerns: The planned north/south road blocks the natural flow of the wildlife corridors and degrades the quality with noise and air pollution. Even with wildlife crossings in place, there will be a high number of animals being run over on this 3 mile stretch of road. The road separates the intra area corridor that flows through Moss Park and Split Oak Preserve from the regional corridor that connects to Hal Scott Preserve. This part of Orange County is rich in wildlife including many threatened or endangered species in both uplands and wetlands. In addition to numerous panther sighting in this area over the years, there are Red Cockaded Woodpeckers, Sand Hill Cranes, Sherman's Fox Squirrels, Gopher Tortoises & Bald Eagles just to name a few. Part of the Lake Mary Jane Upper Econ Mosaic has an Audubon recognized IBA (Important Birding Area) breeding island located in Lake Mary Jane that is utilized by the endangered Wood Stork, the Black Crowned Night Heron and other wading birds that forage in the Roberts Island Slough and the surrounding wetlands.



A GAI Consultants, Inc. Service Group

# CONCEPTUAL REGULATING PLAN

FEBRUARY 9, 2016  
REVISED APRIL 1, 2016

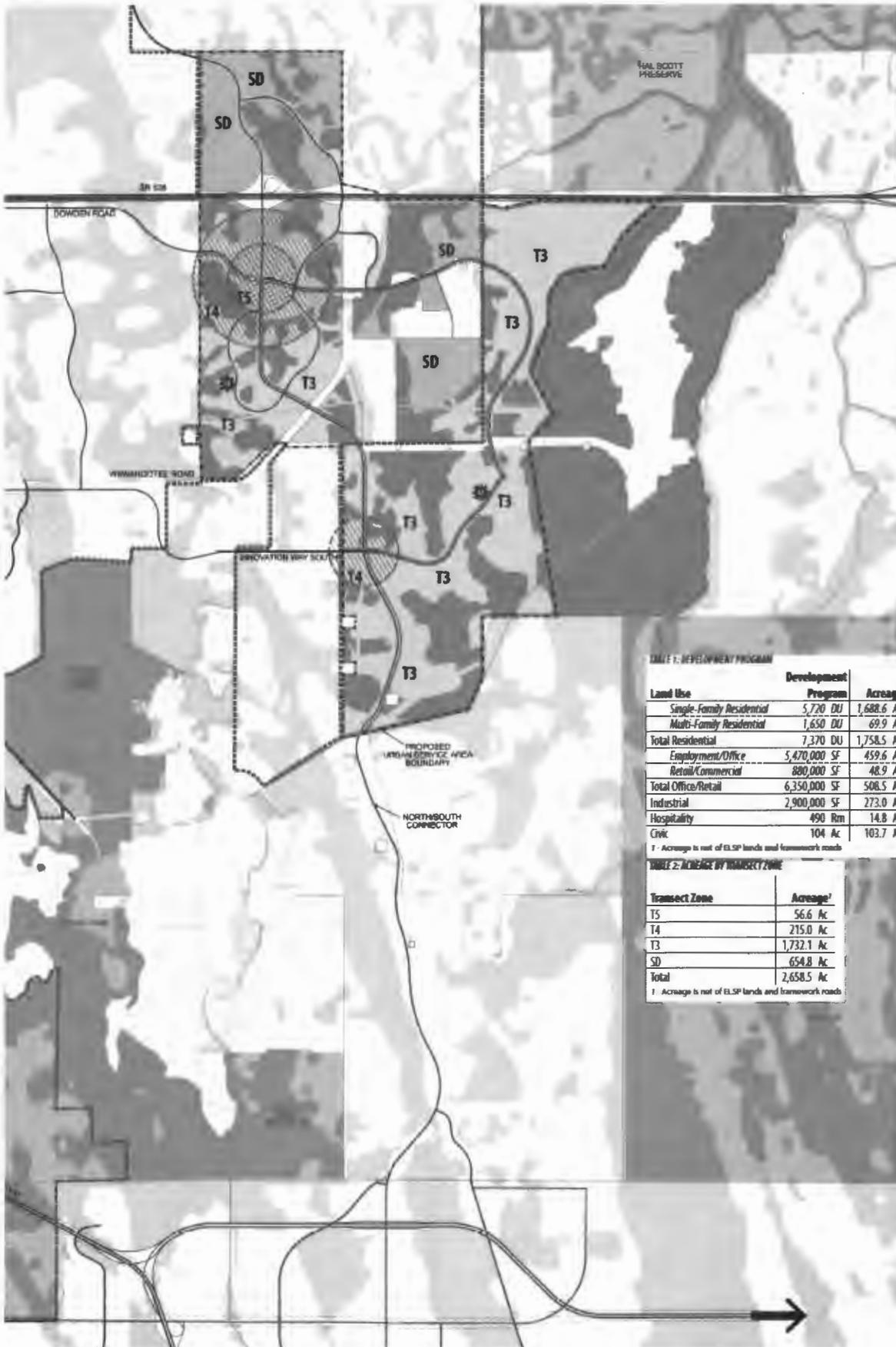


TABLE 1: DEVELOPMENT PROGRAM

Land Use	Development Program	Acres <sup>1</sup>
Single-Family Residential	5,720 DU	1,688.6 Ac
Multi-Family Residential	1,650 DU	69.9 Ac
<b>Total Residential</b>	<b>7,370 DU</b>	<b>1,758.5 Ac</b>
Employment/Office	5,470,000 SF	459.6 Ac
Retail/Commercial	880,000 SF	48.9 Ac
<b>Total Office/Retail</b>	<b>6,350,000 SF</b>	<b>508.5 Ac</b>
Industrial	2,900,000 SF	273.0 Ac
Hospitality	490 Rm	14.8 Ac
Civic	104 Ac	103.7 Ac

<sup>1</sup> - Acres is net of EISP lands and framework roads

TABLE 2: ACREAGE BY TRANSECT ZONE

Transect Zone	Acres <sup>1</sup>
T5	56.6 Ac
T4	215.0 Ac
T3	1,732.1 Ac
SD	654.8 Ac
<b>Total</b>	<b>2,658.5 Ac</b>

<sup>1</sup> - Acres is net of EISP lands and framework roads

**Legend**

**Transect Zones**

- T5
- T4
- T3
- SD

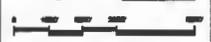
EISP Lands

**Other Elements**

- Proposed Framework Roads
- Proposed Regional Trail Network
- Proposed Elementary School
- Camp Plan Amendment Boundary
- Existing Urban Service Area
- Proposed Urban Service Area Expansion
- All Aboard Florida Corridor
- Property Ownership Boundary



100  
Acres



**KEY**

-  LAKES
-  ADJOINING CONSERVATION + PRESERVED LANDS
-  PROPOSED ROADWAYS
-  SUNBRIDGE

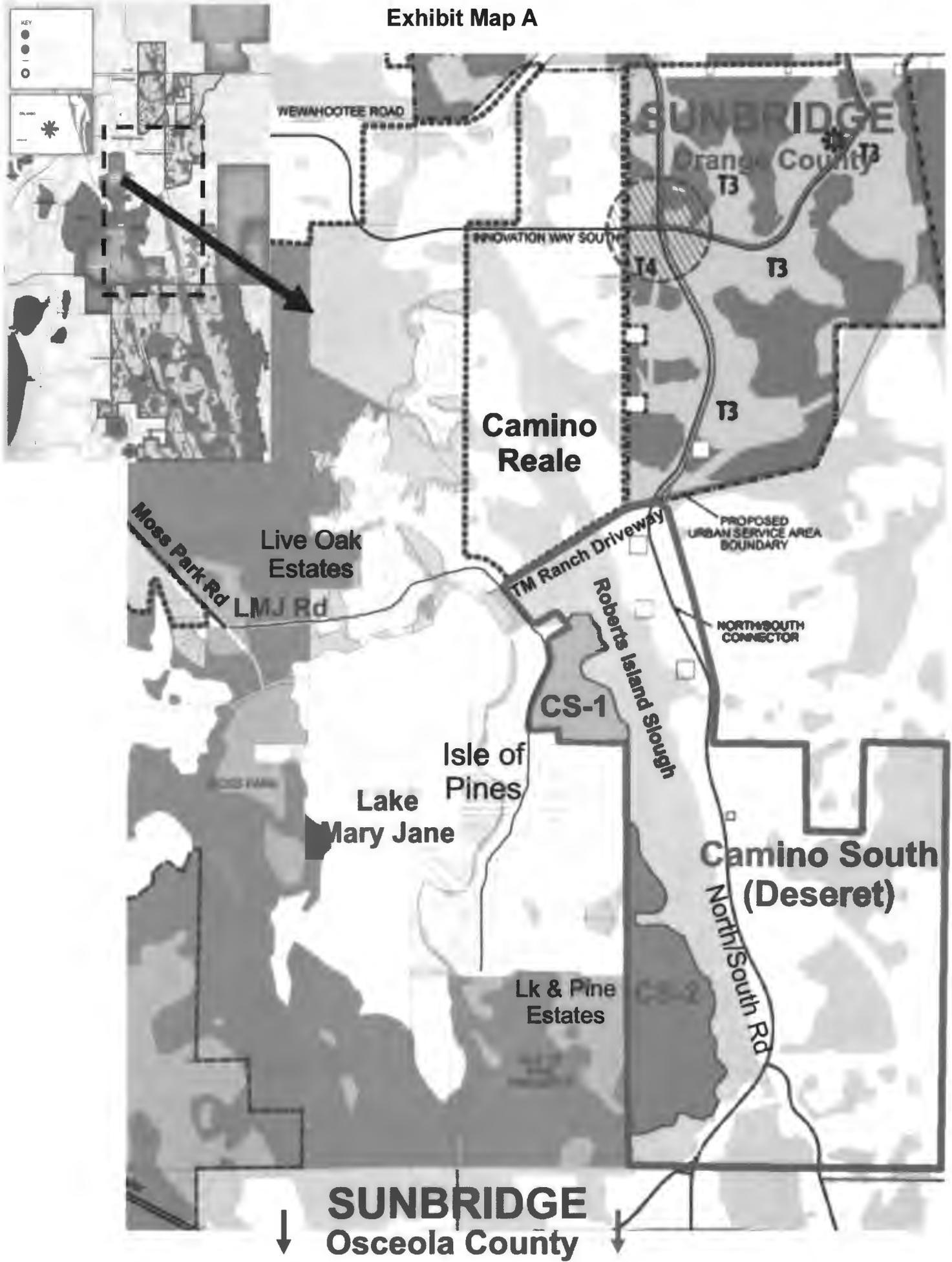
**ORLANDO**



KISSIMEE ST CLOUD



# Exhibit Map A





# WILDLIFE CORRIDOR FLOW



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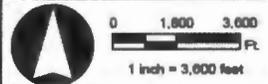
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**Legend**

- ↔ Intra-Area Wildlife Corridor
- ↔ Regional Wildlife Corridor
- ICP, IWE, CRS Parcels

- STEWARDSHIP LANDS**
- Preservation Areas (Public/Private Easements)
  - Conservation Areas (Wetlands)
  - Required Regulatory Upland Buffers
  - Lands that meet ELSP Goals

Source: Orange County ELSP Adopted Map "STEWARDSHIP LANDS" (4-26-2010) provided by Orange County, www.ocapd.org / tm.hum@oc1.net on 2010-01-23.



**EXHIBIT 5.**  
WILDLIFE CORRIDORS AND ADOPTED ENVIRONMENTAL LAND STEWARDSHIP PROGRAM MAP FOR THE ICP, IWE, AND CRS PARCELS, ORANGE COUNTY, FLORIDA.

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