


✓ Please record and return to Karen Grasset
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2002147873 8 PGS
 2002 SEP 10 10:27 AM
 KAREN E. RUSHING
 CLERK OF CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 CBETHEL Receipt #215080

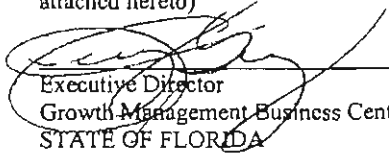


2002147873

NOTICE OF STIPULATIONS
AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO
THE SARASOTA COUNTY ZONING CODE

The following property, located east of Honore Avenue and north of Central Sarasota Parkway in Sarasota County, Florida, owned by Hugh F. Culverhouse, and described in Ordinance No. 2002-037 attached hereto, has been rezoned to the RSF-2/PUD (Residential, Single Family, 3.5 units/acre, Planned Unit Development Overlay) zone district with amended stipulations pursuant to Rezone Petition No. 02-27 filed by James Paulmann, Agent, and granted by Sarasota County on June 5, 2002, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

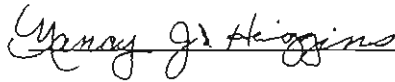
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2002-037, attached hereto)



Executive Director
 Growth Management Business Center
 STATE OF FLORIDA
 COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 9th day of September, A.D. 2002.



Notary Public
State of Florida at Large

This instrument prepared by:
SMA



Nancy J. Higgins
Commission # CC 936530
Expires May 15, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

BOARD RECORDS
FILED FOR RECORD

2002 AUG 16 AM 10:12

ORDINANCE NO. 2002-037
"SUBSTITUTE ORDINANCE"

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA,
AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF
SARASOTA COUNTY ORDINANCE NO. 75-38, CODIFIED IN
APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO
ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA
COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT
OF THE ZONING ATLAS; PROVIDING RESTRICTIONS,
STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN
EFFECTIVE DATE.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2002 AUG 16 PM 1:51

FILED

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:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 02-27, requesting rezoning of the property described herein.

B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 75-38, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.

D. 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 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Section 2 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for 542.07 acres ± from District RSF-2/PUD (Residential, Single Family, 3.5 units/acre, Planned Unit Development Overlay) with stipulations to District RSF-2/PUD (Residential, Single Family, 3.5 units/acre, Planned Unit Development Overlay) with amended stipulations for the following described property located in Sarasota County, Florida:

East of Honore Avenue, north of Central Sarasota Parkway and south of Palmer Ranch Parkway, more particularly described as follows;
A tract of land lying in Sections 24, 25 and 36, Township 37 South, Range 18 East, Sarasota County, Florida and described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 24; thence N.89°51'06"E., along the northerly line of said Southwest 1/4 of Section 24, a distance of 45.75 feet to a point on the east right—of—way line of Honore Avenue (103.50—foot wide public right—of—way) as recorded in Official Record Book 3053, Page 2675 of the Public Records of Sarasota County, Florida; thence S.00°24'18"E., along said east right—of—way line, a distance of 355.30 feet to a point on the south line of said recorded right—of—way for Honore Avenue; thence continue S.00°24'18"E. along said line, a distance of 51.00 feet; thence N.89°35'42"E., a distance of 12.00 feet; thence N.46°13'53"E., a distance of 23.73 feet to the POINT OF BEGINNING; thence N.46°13'53"E., a distance of 50.55 feet; thence N.89°35'42"E., a distance of 1,574.09 feet to a point of curvature of a curve to the left having a radius of 1,525.00 feet and a central angle of 40°48'28"; thence easterly along the arc of said curve, a distance of 1,086.15 feet to the end of said curve; thence N.48°55'33"E., a distance of 230.00 feet; thence S.40°33'48"E., a distance of 2,108.80 feet to a point on the westerly right—of—way line of Interstate 75 (State Road 93); thence along said westerly right—of—way line for the following three (3) calls; thence S.11°58'37"W., a distance of 1,828.44 feet to a point of curvature of a curve to the left having a radius of 9,176.70 feet and a central angle of 30°11'42"; thence southerly along the arc of said curve, a distance of 4,836.14 feet to the end of said curve; thence S.43°36'01"W., a distance of 125.08 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S.56°04'39"W., a radial distance of 85.00 feet; thence northwesterly along the arc of said curve, through a central angle of 55°28'57", a distance of 82.31 feet to the point of tangency of said curve; thence N.89°24'18"W., a distance of 29.01 feet to a point of curvature of a curve to the right having a radius of 55.00 feet and a central angle of 27°19'18"; thence westerly along the arc of said curve, a distance of 21.43 feet to a point of reverse curvature of a curve to the left having a radius of 70.00 feet and a central angle of 18°51'16"; thence westerly along the arc of said curve, a distance of 23.04 feet to a point of compound curvature of a curve to the left having a radius of 35.00 feet and a central angle of 34°53'59"; thence westerly along the arc of said curve, a distance of 21.32 feet to the end of said curve; thence S.59°09'44"W., a distance of 23.16 feet to a point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 48°27'57"; thence southwestwardly along the arc of said curve, a distance of 42.29 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S.42°12'17"W., a radial distance of 110.00 feet; thence northwesterly along the arc of said curve, through a central angle of 25°52'33", a distance of 49.68 feet to a point of reverse curvature of a curve to the right having a radius of 45.00 feet and a central angle of 36°22'56"; thence northwesterly along the arc of said curve, a distance of 28.57 feet; thence N.37°17'20"W., a distance of 40.16 feet; thence N.57°48'35"W., a distance of 32.91 feet; thence N.63°24'23"W., a distance of 21.57 feet to a point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 80°15'14"; thence westerly along the arc of said curve, a distance of 105.05 feet to a point of reverse curvature of a curve to the right having a radius of 300.00 feet and a central angle of 24°45'15"; thence southwestwardly along the arc of said curve, a distance of 129.61 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S.28°46'31"E., a radial distance of 50.00 feet; thence southerly along the arc, through a central angle of 160°21'48", a distance of 139.94 feet to the

point of tangency of said curve; thence N.80°51'41"E., a distance of 55.00 feet to a point of curvature of a curve to the right having a radius of 100.00 feet and a central angle of 132°12'41"; thence southeasterly along the arc of said curve, a distance of 230.75 feet to the point of tangency of said curve; thence S.33°04'22"W., a distance of 113.49 feet to a point of curvature of a curve to the left having a radius of 150.00 feet and a central angle of 66°29'56"; thence southerly along the arc of said curve, a distance of 174.09 feet to a point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 102°09'13"; thence southerly along the arc of said curve, a distance of 89.15 feet; thence S.68°43'38"W., a distance of 1,274.17 feet; thence N.07°00'53"W., a distance of 600.69 feet to a point of curvature of a curve to the right having a radius of 475.00 feet and a central angle of 63°58'50"; thence northeasterly along the arc of said curve, a distance of 530.42 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies N.33°02'08"W., a radial distance of 350.00 feet; thence northeasterly along the arc of said curve, through a central angle of 57°29'34", a distance of 320.66 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies N.85°31'46"W., a radial distance of 210.00 feet; thence northwesterly along the arc of said curve, through a central angle of 98°28'47", a distance of 360.95 feet; thence S.85°59'27"W., a distance of 201.64 feet to a point of curvature of a curve to the left having a radius of 500.00 feet and a central angle of 30°51'36" thence westerly along the arc of said curve, a distance of 269.30 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies N.37°12'40"W., a radial distance of 115.00 feet; thence northeasterly along the arc of said curve, through a central angle of 37°17'07", a distance of 74.84 feet to a point of compound curvature of a curve to the left having a radius of 25.00 feet and a central angle of 74°32'12"; thence northerly along the arc of said curve, a distance of 32.52 feet to a point of compound curvature of a curve to the left having a radius of 45.00 feet and a central angle of 56°25'08", thence westerly along the arc of said curve, a distance of 44.31 feet to a point of compound curvature of a curve to the left having a radius of 230.00 feet and a central angle of 15°39'00"; thence southwesterly along the arc of said curve, a distance of 62.82 feet to a point of reverse curvature of a curve to the right having a radius of 250.00 feet and a central angle of 27°22'29"; thence southwesterly along the arc of said curve, a distance of 119.44 feet to a point of compound curvature of a curve to the right having a radius of 100.00 feet and a central angle of 57°50'19"; thence westerly along the arc of said curve, a distance of 92.22 feet; thence N.50°53'20"W., a distance of 51.13 feet to a point of curvature of a curve to the right having a radius of 385.00 feet and a central angle of 05°07'07"; thence northwesterly along the arc of said curve, a distance of 34.39 feet to a point of compound curvature of a curve to the right having a radius of 335.00 feet and a central angle of 34°36'51"; thence northwesterly along the arc, a distance of 202.38 feet to a point of reverse curvature of a curve to the left having a radius of 100.00 feet and a central angle of 30°54'28"; thence northwesterly along the arc of said curve, a distance of 53.94 feet to a point of compound curvature of a curve to the left having a radius of 50.00 feet and a central angle of 89°28'50"; thence westerly along the arc of said curve, a distance of 78.09 feet to a point of compound curve to the left having a radius of 10.00 feet and a central angle of 63°17'00"; thence southerly along the arc of said curve, a distance of 11.05 feet; thence S.14°49'39"E., a distance of 87.23 feet; thence S.14°19'40"E., a distance of 36.11 feet to a point of curvature of a curve

to the right having a radius of 100.00 feet and a central angle of $18^{\circ}33'44''$; thence southerly along the arc of said curve, a distance of 32.40 feet to a point of reverse curvature of a curve to the left having a radius of 100.00 feet and a central angle of $18^{\circ}45'48''$; thence southerly along the arc, a distance of 32.75 feet; thence $S.14^{\circ}31'44''E.$, a distance of 31.41 feet; thence $N.65^{\circ}46'13''W.$, a distance of 214.25 feet to a point on the proposed easterly right-of-way line of Honore Avenue; thence along said proposed easterly right-of-way line for the following five (5) calls; thence $N.01^{\circ}15'15''E.$, a distance of 2,855.95 feet to a point of curvature of a curve to the left having a radius of 1,100.00 feet and a central angle of $45^{\circ}00'00''$; thence northerly along the arc of said curve, a distance of 863.94 feet; thence $N.43^{\circ}44'42''W.$, a distance of 1,098.42 feet to a point of curvature of a curve to the right having a radius of 950.00 feet and a central angle of $43^{\circ}20'24''$; thence northerly along the arc of said curve, a distance of 718.60 feet; thence $N.00^{\circ}24'18''W.$, a distance of 2,031.94 feet to the POINT OF BEGINNING.

Section 3. 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 Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. All development on the subject parcel (i.e., preliminary plans, site and development plans, final plats, and construction plans) shall comply with the Development Order for Increment XV of the Palmer Ranch Development of Regional Impact (DRI), and the Palmer Ranch Master Development Order (MDO).
2. All development shall occur in substantial accordance with the Development Concept Plan, dated February 13, 2002, and attached hereto as Exhibit "A", including modifications to the requirements of the Zoning Ordinance as outlined on the Development Concept Plan. Development shall not exceed a maximum of 1240 total dwelling units. This does not imply or confer any other deviations from application zoning or land development regulations, unless expressly granted on said Development Concept Plan.
3. The development of the town center shall occur in substantial accordance with the Conceptual Town Center Plan, attached to Ordinance No. 2000-075 as Exhibit B.
4. Community tennis courts and swimming pool area shall not be illuminated after 10:00 P.M.
5. Parking lot lighting in the Town Center area shall be shielded pursuant to Sarasota County Zoning requirements, and after customer and/or civic meeting hours, lighting shall be reduced to the minimum necessary for security.
6. All parking lot, driveway, and security lights located within fifty (50) feet of the subject parcel boundary shall not exceed six (6) feet in height.

- 7. Prior to approval of any site and development or construction plans that contain the 101st dwelling unit, a second access to the subject development, not including an emergency access, shall be provided.
- 8. All mechanical equipment located in the Town Center area, including, but not limited to heating, ventilating, and air conditioning machinery; public utility service fixtures such as potable water and sewer facilities; telephone and electrical switching equipment; and natural or propane gas tanks, shall be screened from public view. Such screening may include any combination of landscaping and building materials. Any building materials used for screening shall be consistent with the architectural design of the principal structure. Screening shall extend at least one foot above the object to be screened.
- 9. All outdoor refuse collection, storage areas, and mechanical equipment shall be screened in accordance with Section 11.6.f. of the Zoning Ordinance. All loading areas shall be screened in accordance with Section 11.6.k. of the Zoning Ordinance.
- 10. The final total of the Town Center commercial acreage will be determined at the time of site and development plan approval. Said acreage total will then be subtracted from the Palmer Ranch DRI's internal commercial acreage allotment of 99 acres.

Section 4. 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.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 5th day of June, A.D., 2002.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Nora Patterson

Chairman

ATTEST:

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

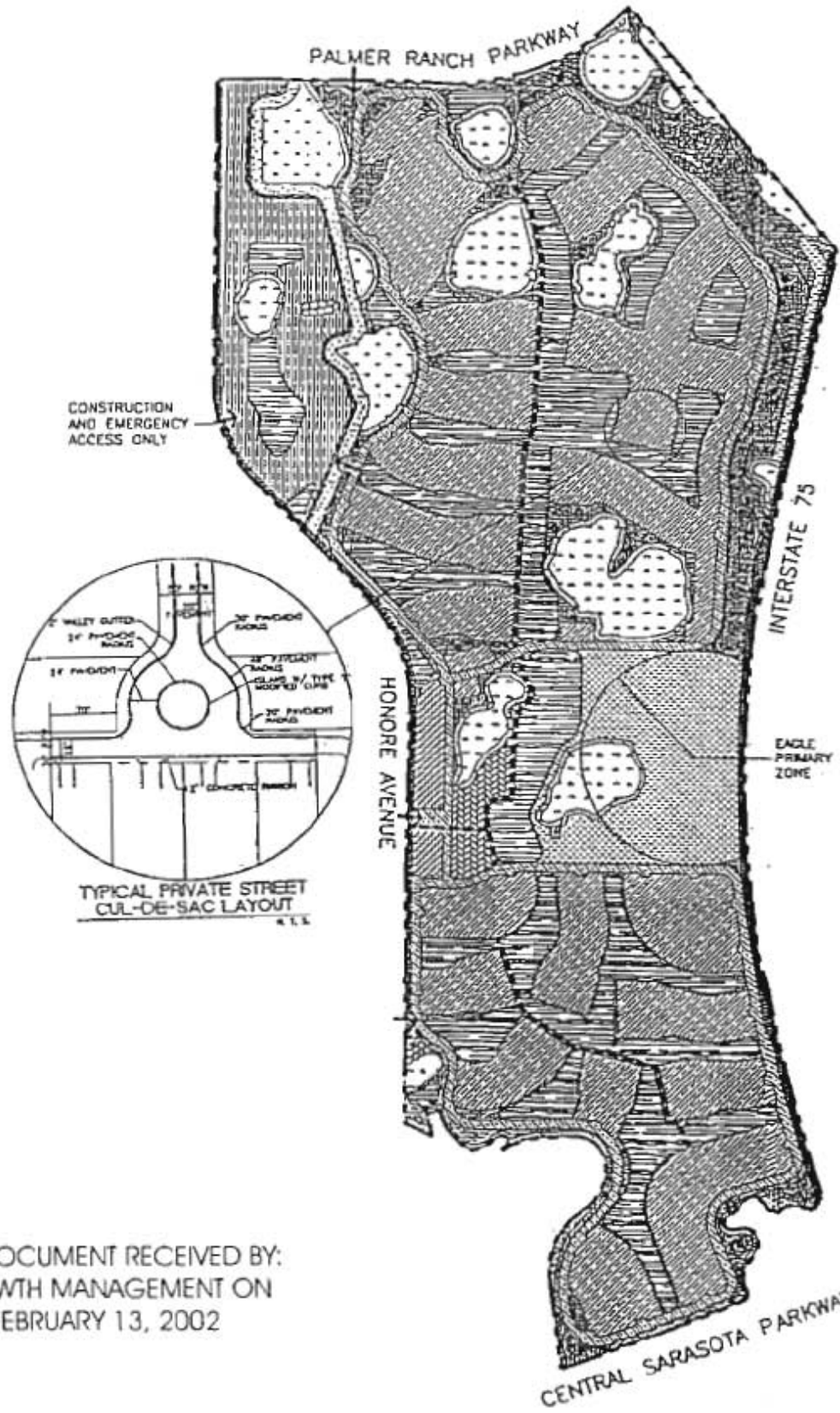
By: *Nancy McCraken*

Deputy Clerk

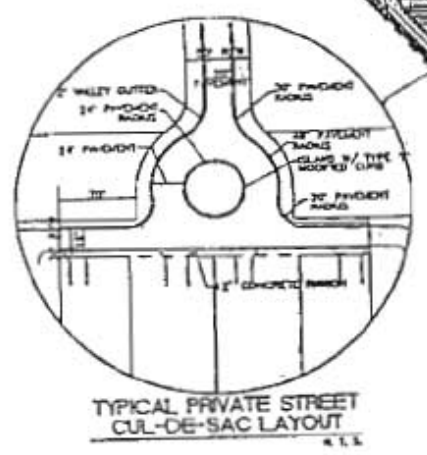
OFFICIAL RECORDS INSTRUMENT # 2002147977, 8, 9, 99

MAP SERIES/CONCEPT PLAN

EXHIBIT "A"



CONSTRUCTION AND EMERGENCY ACCESS ONLY



- GRAPHIC LEGEND**
- INTERNAL ROAD R.O.W.
 - ACCESS
 - DEVELOPMENT POD (SINGLE FAMILY)
 - DEVELOPMENT POD (MULTI FAMILY)
 - DEVELOPMENT POD (TOWN CENTER)
 - DEVELOPMENT POD (MODEL HOME/SALE)
 - WETLAND PRESERVATION WITH 30' BUFFER
 - WEDGE HATCHWOOD PRESERVATION WITH 30' BUFFER
 - OTHER PRESERVATION AREAS
 - LAKE & LITTORAL AREAS
 - HABITAT (RESTORED/DRAINAGE)
 - BREEDING CANAL ENHANCED
 - CONSERVATION OPEN SPACE

THIS DOCUMENT RECEIVED BY:
 GROWTH MANAGEMENT ON
 FEBRUARY 13, 2002

NOTES:

1. Final acreage will vary based on detailed site planning (lakes, development pods, other open space, etc.).
2. Lakes may encroach into wetland buffers and other open space areas as required to provide hydraulic connection.
3. Wetland buffers may be adjusted subject to final land plan and as approved through the preliminary plan process and subsequent permitting.
4. Prior to site development or subdivision plan approval, information on outdoor refuge areas, storage areas, lot layout, offstreet parking and loading locations, recreational areas, and internal densities for each type, shall be provided to the County.
5. Total number of model homes/sales centers will not exceed 12 and will be located as shown on the plan.
6. Landscape berms shall not exceed 3-1 slopes. All berms shall be adequately stabilized to prevent erosion.
7. The required structure separation may be reduced as follows:
 Single Family/Multi-Family Areas – Reduction from 12 feet to 6 feet for screened enclosures only; and
 Multi-Family Areas – Reduction from 12 feet to 10 feet for buildings and to 6 feet for areas adjacent to bay windows.
8. The sprinkler-protection of all buildings located closer than 12 feet to each other will be addressed by the applicant at plan review stage of development.

DEVELOPMENT CRITERIA:

1. Single Family Units shall be \pm 1000.
2. Multi-Family Units shall be \pm 2400.
3. The Town Center will include community uses (post office and meeting rooms), recreational facilities, and up to 6,000 square feet of Neighborhood Commercial Retail, and or services.
4. Open space use shall be 56% (\pm 5%) or 302.07 acres.

VARIABLE DEVELOPMENT CRITERIA:

1. Number of specific single family units within development pods.
2. Types of single family units (i.e., attached/detached, etc.)
3. Development pod boundaries.
4. Pedestrian circulation.

STATE OF FLORIDA
 COUNTY OF SARASOTA
 I HEREBY CERTIFY THAT THE FOREGOING IS A
 TRUE AND CORRECT COPY OF THE ORIGINAL FILES
 IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL
 SEAL THIS DATE 8/14/2002
 KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
 EX-OFFICIO-CLERK TO THE BOARD OF COUNTY
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA
 BY [Signature]
 DEPUTY CLERK