

ORDINANCE NO. 2007-060  
(SUBSTITUTE)

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052, 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.

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. 06-40, 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. 2003-052, 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 Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification from District RMH (Residential Manufactured Home 5 unit/1 acres) to District RMF-2/PUD (Residential Multifamily 9 units/1 acre, Planned Unit Development Overlay) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being south of SR 681, west of the Seminole Gulf Railroad, and east of U.S. 41 and being more particularly described as follows:

Commence at the Northeast corner of Section 25, Township 38 South, Range 18 East, Sarasota County, Florida; thence North 89 degrees 33 minutes 29 seconds West along the North line of the Northeast 1/4 of said Section 25 for 1107.46 feet to an intersection with the Westerly Right-of-Way line of the Seaboard Coast Line Railroad; thence South 11 degrees 47 minutes 33 seconds East along said Westerly Right-of-Way line of Seaboard Coast Line Railroad for 1360.36 feet to an intersection with the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 25; thence North 89 degrees 44 minutes 00 seconds West along the last described South line of 503.73 feet to the Southwest corner of said Northeast 1/4 of the Northeast 1/4 of Section 25; thence North 0 degrees 32 minutes 35 seconds East along the West line of the last mentioned fractional parcel for 665.50 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 25; thence North 89 degrees 38 minutes 44 seconds West along the South line of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 25 for 1319.75 feet to the Southwest corner thereof; thence South 0 degrees 28 minutes 22 seconds West along the East line of the Northeast 1/4 of the Northwest 1/4 of Section 25 for 597.22 feet to an intersection with the Northwesterly boundary of that certain parcel of land described in Official Records Book 900, Page 988 of the Public Records of Sarasota County, Florida; thence South 45 degrees 39 minutes 40 seconds West along the Northwesterly boundary of the last described parcel of land for 99.98 feet to an intersection with the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 25; thence North 89 degrees 39 minutes 37 seconds West along the last described South line for 1253.91 feet to the Southwest corner thereof; thence South 0 degrees 40 minutes 55 seconds West along the East line of the West 1/2 of the Northwest 1/4 of said Section 25 for 1033.49 feet to an intersection with the North boundary of that parcel of land described in Official Records Book 36, Page 342 of the Public Records of Sarasota County, Florida; thence North 89 degrees 37 minutes 17 seconds West along the last described Northerly boundary for 122.30 feet to an intersection with the Easterly Limited Access Right-of-Way line of State Road 681 (State Road 45 Connector), Section 17005-2501, said point being a point on a circular curve concave to the East and said point having a tangent bearing of North 14 degrees 21 seconds 22 seconds West; thence run Northerly along the last mentioned curve having a radius of 6789.49 feet and a central angle of 1 degrees 04 minutes 49 seconds for

17005-2501-160

128.01 feet to the point of compound curvature of a circular curve concave to the East; thence run along arc of said curve having a radius of 2062.59 feet and a central angle of 39 degrees 20 minutes 43 seconds for 1416.39 feet to the Point of Tangency; thence North 26 degrees 04 minutes 10 seconds East for 1057.46 feet to the Point of Curvature of a circular curve concave to the West; thence run along the arc of said curve having a radius of 5859.58 feet and a central angle of 19 degrees 19 minutes 45 seconds for 1976.77 feet; thence North 3 degrees 45 minutes 15 seconds East for 383.93 feet; thence North 6 degrees 44 minutes 25 seconds East for 858.21 feet; thence South 83 degrees 12 minutes 37 seconds East for 5.00 feet to a point on a circular curve concave to the East, said point having a tangent bearing of North 6 degrees 44 minutes 25 seconds East; thence run Northerly along the arc of said curve having a radius of 5614.58 feet and a central angle of 11 degrees 25 minutes 04 seconds for 1118.86 feet; thence South 71 degrees 50 minutes 30 seconds East for 45.00 feet to a point on a circular curve concave to the Southeast, said point having a tangent bearing of North 18 degrees 09 minutes 30 seconds East; thence run Northeasterly along the arc of said curve having a radius of 5569.58 feet and a central angle of 9 degrees 39 minutes 34 seconds for 938.97 feet to an intersection with the aforementioned Westerly Right-of-Way line of the Seaboard Coast Line Railroad; thence leaving the Easterly Limited Access Right-of-Way line of State Road 681; run South 11 degrees 47 minutes 26 seconds East along said Westerly Right-of-Way line of Seaboard Coast Line Railroad for 5279.97 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. Development shall occur in accordance with the Development Concept Plan, date stamped June 27, 2007, (and attached hereto as Exhibit "A"), except as provided herein. This does not imply or confer any variances from applicable zoning or land development regulations, except as provided herein.
2. All development on the subject property (i.e., preliminary plans, site and development plans, final plats and construction plans) shall comply with the Development Order for The Village on the Trail Development of Critical Concern.
3. Impacts to on-site wetlands resulting from unavoidable impacts necessitated by internal parcel roadway requirements may be allowed if deemed consistent with LDR (Land Development Regulations) Environmental Technical Manual Section B.2. by Resource Protection Services.

4. Any boardwalks to traverse wetland habitats shall not be wider than 6 feet, elevated to allow sun light to penetrate under walking area, and contain educational signs regarding native plant and animal life. Avoidance and minimization shall be used during the Site and Development review for the exact location and shall be consistent with the Southwest Florida Water Management District requirements.
5. The Internal Public Roadway System that traverses the central wetland, as depicted on the Development Concept Plan, date stamped June 27, 2007, (and attached hereto as Exhibit "A") may have an elevated or at-grade 12-foot wide multi-purpose trail.
6. Submitted development plans shall include engineered details of wildlife crossing where appropriate under roadways. Crossings shall minimize impacts to native habitats and shall be adequate for terrestrial and aquatic fauna.
7. During Site and Development the Applicant shall provide a planting plan to restore/enhance upland areas that are next to wetlands and wetland buffer areas such as creating additional buffer areas. These areas are shown on the Development Concept plan as Upland Native Habitat/Other Open Space.
8. The Master Surface Water Management Plan shall be consistent with the South Creek Basin Master Plan.
9. Internal Public Roadway System as per the S.R. 681 Access Management System shall meet or exceed the minimum standards contained in the County Land Development Regulations or other standards as may be approved by the County through the site and development review process.
10. Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section A.3, of the Subdivision Technical Manual, LDR - Minimum Street design standards is hereby granted to permit the variation of width of vehicular travel ways to be constructed, and in general compliance with the Concept Plan series 1 through 8 (and attached hereto as Exhibit "C") and subject to approval of the roadway cross sections as required by the Development of Critical Concern. Cross-sections for all internal public roadways shall be reviewed and approved by Sarasota County prior or concurrent with site and development approval.
11. The project shall provide transit stops adjacent to the Mixed-Use Development area and along the north-south collector road. The internal roadways that serve the future transit stops shall be designed to accommodate safe ingress and egress of public transit vehicles. The final locations of the transit stops will be determined on the master public transit plan for the subject parcel.
12. Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section B.3.a.16 of the Subdivision Technical Manual, LDRs, is granted. No sidewalk shall be required along S.R. 681 because a multi-purpose trail shall be constructed as depicted on the Development Concept Plan. The trail shall be reviewed and approved by Sarasota County prior to or concurrent with site and development approval.
13. Prior to or concurrent with submittal of the first Preliminary Plan or Site and Development Plan for development, the Applicant shall submit a Master Landscape Plan for the development. This

general master landscape plan shall be consistent with the requirements with the Sarasota County Zoning Ordinance and include internal streets buffers and street trees. The Master Landscape Plan shall be submitted to Sarasota County for review and approval.

14. The following landscaping buffers shall be provided:
  - a. A 20 foot wide Interstate Landscape Buffer, as required by Zoning Ordinance Section 7.3.6.a, along SR 681 property boundary adjacent to the developed areas.
  - b. A .5 Opacity Buffer, 20 foot in width, along the eastern property boundary that is adjacent of any existing houses within Mission Estates and Mission Valley Estates.
  - c. A .3 Opacity Buffer along the southern property boundary adjacent to existing manufactured homes within the Lake Village Manufactured Home Park. A .5 Opacity Buffer shall be provided along the balance of the southern property boundary (at its eastern end, between the project and parcel lying east of the Lake Village Manufactured Home Park lands).
15. Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section 7.3.8 is hereby granted to allow the eastern project boundary buffer adjacent to the railroad corridor to be reduced to 0, except for that portion of the eastern project boundary directly abutting the single family homes within Mission Estates and Mission Valley Estates where the buffer shall be 20 feet-wide with a .5 opacity.
16. Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section 6.11.2.d.2 is hereby granted to allow the internal commercial development to be located adjacent to S.R. 681, as shown on the Development Concept Plan, date stamped June 27, 2007, (and attached hereto as Exhibit "A").
17. Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section 6.11.2.e.2 is hereby granted to allow the building setback area along the eastern parcel boundary to be 50 feet from the areas shown as "increased height area" on the Development Concept Plan. The building setback area from all other areas shall be 20 feet.
18. Commercial development within the designated Mixed-Use Development Area as depicted on the Development Concept Plan date stamped June 27, 2007, (and attached hereto as Exhibit "A") shall be consistent with the uses identified under the CG (Commercial General) District classification.
19. The Mixed-Use Development Area shall be developed with a minimum of 50,000 square feet of leasable area for commercial and office uses, but shall not exceed 220,000 square feet of leasable area, excluding outside areas used for commercial purposes.

20. The Mixed-Use Development Area as depicted on the Development Concept Plan date stamped June 27, 2007, (and attached hereto as Exhibit "A") shall be developed so as to provide a range of mixed-use, commercial, and residential buildings and include the following:

- a. Blocks will have wide sidewalks, street furniture and awnings that create a pedestrian-friendly environment.
- b. Community amenities, such as plazas, and open space, will be provided, along with pedestrian connections between Mixed Use Development areas and surrounding Residential Development Areas.
- c. The upper floor uses will be residential in nature, but may include some additional retail or office uses.
- d. Shared parking and siting of at least 50 percent of the on-site parking will generally be behind buildings or in structured garages.
- e. There will be some on-street parking as demonstrated on the Concept Plan series, 1 through 8, and attached hereto, as Exhibit "C" will be allowed.
- f. Some buildings may be free standing.

21. No individual non-residential use within the Mixed-Use Development Area shall exceed 60,000 square feet gross floor area in a single occupant building unless such use is approved by special exception as set forth below.

Before any special exception shall be approved, the Board of County Commissioners shall determine that the following procedures and standards have been met:

- a. The procedures and standards for Special Exceptions set forth in Section 3.16 of the Sarasota County Zoning Regulations;
- b. The proposed use is consistent with the Growth Management Act and the Comprehensive Plan, and with the binding PUD development concept plan for the subject property;
- c. The proposed use meets the applicable Commercial and Industrial District Standards set forth in Section 6.10 of the Sarasota County Zoning Regulations, except as otherwise provided by the Development Order for the Village on the Trail DOCC, this Ordinance and its binding concept plan, and Section 6.11 of the Sarasota County Zoning Regulations;
- d. The proposed use meets the applicable Planned Development District Standards set forth in Section 6.11 of the Sarasota County Zoning Regulations; and
- e. A binding development concept plan shall be provided for the area of the special exception which shall satisfy the requirements of Section 3.16 of the Sarasota County Zoning Regulations and shall also include building location, the relationship of the building to internal streets and parking areas together with elevations showing the mass and scale of the building.

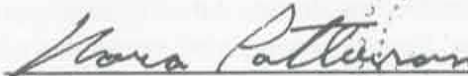
22. No individual retail use, in excess of 10,000 square feet shall be located within 200 feet of S.R. 681 Right-Of-Way.
23. The Mixed-Use Development Area shall be developed with a minimum of 100 residential units, including upper-story units or units attached by common walls.
24. At the time of the first Site and Development/Preliminary Plan submittal, a Master Sign Plan shall be submitted, in accordance with the Zoning Ordinance, which provides for up to three subdivision entry signs, a multi-tenant ground sign at the northernmost access point on S.R. 681 and one multi-tenant ground sign at the southernmost access point of the development. The multi-tenant signs shall be no larger than 100 square feet in area, and 15 feet in height. Directory signs are also allowed the development, the exact location of which will be determined on the Master Sign Plan. Any Building Signs will be provided in accordance with Section 7.4.5 of the Sarasota County Zoning Ordinance.
25. Off-street parking and loading areas within the Mixed Use Development Area as shown on the Development Concept Plan date stamped June 27, 2007, (and attached hereto as Exhibit "A") shall meet the requirements for mixed-use developments, as identified in Section 7.1.7.b., Sarasota County Zoning Ordinance, or pursuant to the terms of an Alternative Parking Agreement approved by the Zoning Administrator pursuant to Section 7.1.11., Sarasota County Zoning Ordinance. Shared parking will be provided within the Mixed-Use Development Area, at least 50 percent of which will generally be behind buildings or provided by in-structure parking. On-street parking may also be provided within the Mixed-Use Development Area consistent with the Concept Plan Series 1 through 8 and count towards required parking.
26. All buildings located within 75 feet of the project boundary abutting parcels containing existing residential structures will be limited to three stories or 36 feet in height. This development criterion applies to the portion of the east project boundary directly abutting the single-family homes within Mission Estates and Mission Valley Estates subdivisions (but not abutting any golf course or open space areas), and the portion of the south project boundary abutting the existing units within Lake Village manufactured home park.
27. No roadways within any portion of the subject property shall be gated.
28. The project buildings shall be constructed using green building principles, consistent with the standards of the Sarasota County Green Building Program as outlined in Sarasota County Resolution No. 2005-048.

29. Pursuant to Section 6.11.2.f of the Zoning Ordinance, a modification to Section 6.11.2.a of the Zoning Ordinance is hereby granted to allow one building with a maximum height of 112 feet and two buildings with a maximum height of 99 feet (as measured from finished grade to the highest point of the roof and inclusive of any in-structure parking) within the area identified as "Increased Height Area" on the Development Concept Plan date stamped June 27, 2007, attached hereto as Exhibit "A," so as to provide a step-down or transition in height with the surrounding buildings within the project.

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 11th day of September 2007.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA




Chair

ATTEST:

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

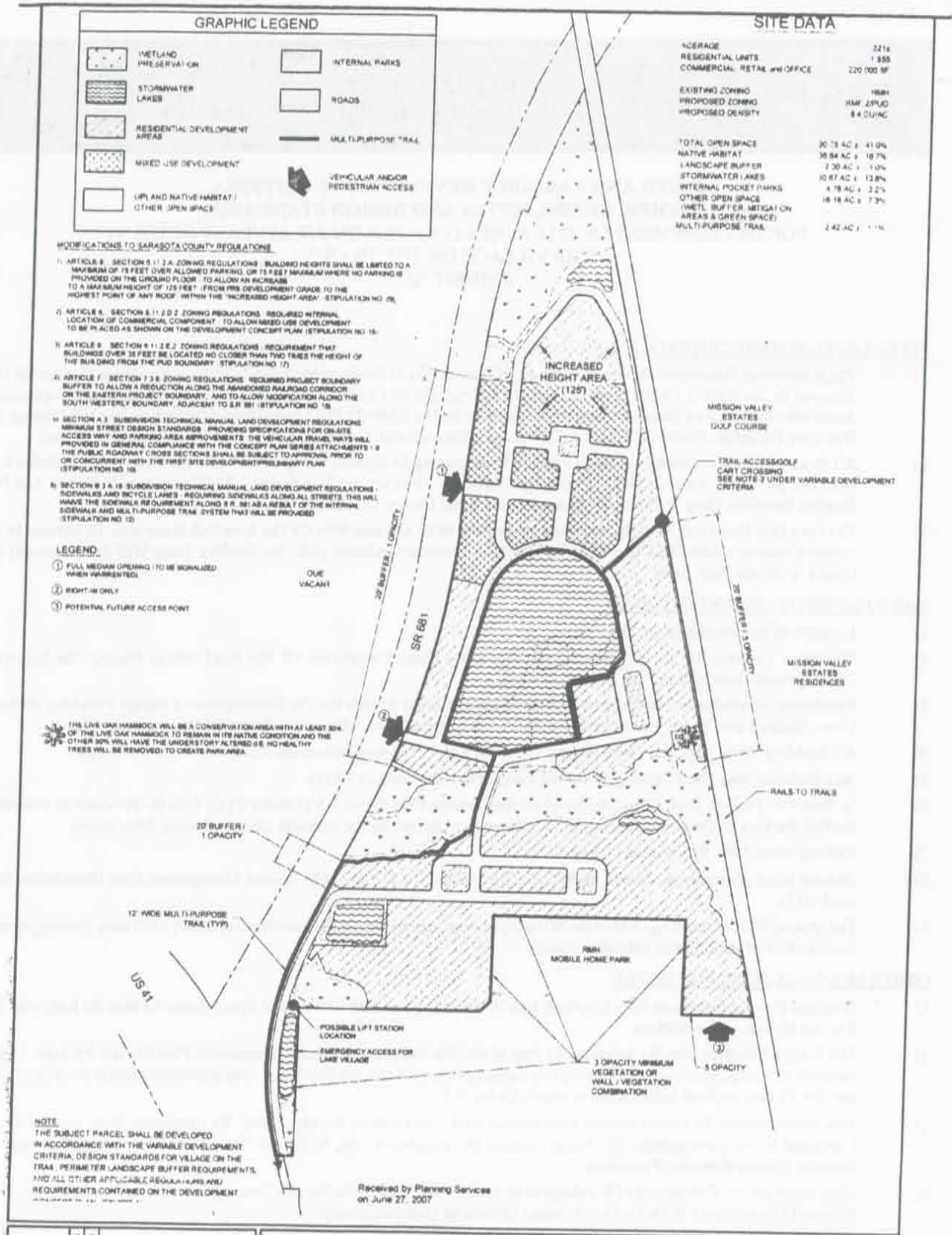
By:



Deputy Clerk



# EXHIBIT A - BINDING DEVELOPMENT CONCEPT PLAN



### GRAPHIC LEGEND

- WETLAND PRESERVATION
- STORMWATER LAKES
- RESIDENTIAL DEVELOPMENT AREAS
- MIXED-USE DEVELOPMENT
- LPI AND NATIVE HABITAT / OTHER OPEN SPACE
- INTERNAL PARKS
- ROADS
- MULTI-PURPOSE TRAIL
- VEHICULAR AND/OR PEDESTRIAN ACCESS

### SITE DATA

|  |                  |
|--|------------------|
| ACERAGE                                      | 2218             |
| RESIDENTIAL UNITS                            | 1,955            |
| COMMERCIAL, RETAIL and OFFICE                | 220,000 SF       |
| EXISTING ZONING                              | RMH              |
| PROPOSED ZONING                              | RMF 28PUD        |
| PROPOSED DENSITY                             | 8.4 DU/AC        |
| TOTAL OPEN SPACE                             | 30.73 AC ± 41.0% |
| NATIVE HABITAT                               | 38.84 AC ± 18.7% |
| LANDSCAPE BUFFER                             | 2.30 AC ± 1.0%   |
| STORMWATER LAKES                             | 10.87 AC ± 12.8% |
| INTERNAL POCKET PARKS                        | 4.78 AC ± 2.2%   |
| OTHER OPEN SPACE                             | 18.18 AC ± 7.3%  |
| WETL. BUFFER, MITIGATION AREAS & GREEN SPACE |                  |
| MULTI-PURPOSE TRAIL                          | 2.42 AC ± 1.1%   |

### MODIFICATIONS TO SARASOTA COUNTY REGULATIONS

1. ARTICLE 8, SECTION 8-11.2(A) ZONING REGULATIONS: BUILDING HEIGHTS SHALL BE LIMITED TO A MAXIMUM OF 75 FEET OVER ALLOWED PARKING, OR 75 FEET MAXIMUM WHERE NO PARKING IS PROVIDED ON THE GROUND FLOOR, TO ALLOW AN INCREASE TO A MAXIMUM HEIGHT OF 75 FEET, FROM THE DEVELOPMENT GRADE TO THE HIGHEST POINT OF ANY ROOF, WITHIN THE "INCREASED HEIGHT AREA" (STIPULATION NO. 2).
2. ARTICLE 8, SECTION 8-11.2(D) ZONING REGULATIONS: REQUIRED INTERNAL LOCATION OF COMMERCIAL COMPONENT: TO ALLOWED USE DEVELOPMENT TO BE PLACED AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN (STIPULATION NO. 15).
3. ARTICLE 8, SECTION 8-11.2(E) ZONING REGULATIONS: REQUIREMENT THAT BUILDINGS OVER 35 FEET BE LOCATED NO CLOSER THAN TWO TIMES THE HEIGHT OF THE BUILDING FROM THE PUD BOUNDARY (STIPULATION NO. 17).
4. ARTICLE 7, SECTION 7-3.6 ZONING REGULATIONS: REQUIRED PROJECT BOUNDARY BUFFER TO ALLOW A REDUCTION ALONG THE ADJACENT RAILROAD CORRIDOR OR THE EASTERN PROJECT BOUNDARY, AND TO ALLOW MODIFICATION ALONG THE SOUTH-WESTERN BOUNDARY, ADJACENT TO S.R. 881 (STIPULATION NO. 18).
5. SECTION 4-3 SUBDIVISION TECHNICAL MANUAL, LAND DEVELOPMENT REGULATIONS: MINIMUM STREET DESIGN STANDARDS: PROVIDING SPECIFICATIONS FOR ON-SITE ACCESS WAYS AND PARKING AREA IMPROVEMENTS: THE VEHICULAR TRAVEL WAYS WILL PROVIDED IN GENERAL COMPLIANCE WITH THE CONCEPT PLAN SERIES ATTACHMENTS 1-9. THE PUBLIC ROADWAY CROSS SECTIONS SHALL BE SUBJECT TO APPROVAL PRIOR TO OR CONCURRENT WITH THE FIRST SITE DEVELOPMENT PRELIMINARY PLAN (STIPULATION NO. 19).
6. SECTION 3-3.18 SUBDIVISION TECHNICAL MANUAL, LAND DEVELOPMENT REGULATIONS: SIDEWALKS AND BICYCLE LANES: REQUIRING SIDEWALKS ALONG ALL STREETS. THIS WILL HAVE THE SIDEWALK REQUIREMENT ALONG S.R. 881 AS A RESULT OF THE INTERNAL SIDEWALKS AND MULTI-PURPOSE TRAIL SYSTEM THAT WILL BE PROVIDED (STIPULATION NO. 20).

### LEGEND

- ① FULL MEDIAN OPENING TO BE SIGNALIZED WHEN WARRANTED
- ② RIGHT-IN ONLY
- ③ POTENTIAL FUTURE ACCESS POINT

THE LIVE OAK HAMMOCK WILL BE A CONSERVATION AREA WITH AT LEAST 80% OF THE LIVE OAK HAMMOCK TO REMAIN IN ITS NATIVE CONDITION AND THE OTHER 20% WILL HAVE THE UNDERSTORY ALTERED (E.G. NO HEALTHY TREES WILL BE REMOVED) TO CREATE PARK AREA.

### NOTE

THE SUBJECT PARCEL SHALL BE DEVELOPED IN ACCORDANCE WITH THE VARIABLE DEVELOPMENT CRITERIA, DESIGN STANDARDS FOR VILLAGE ON THE TRAIL, PERIMETER LANDSCAPE BUFFER REQUIREMENTS, AND ALL OTHER APPLICABLE REGULATIONS AND REQUIREMENTS CONTAINED ON THE DEVELOPMENT CONCEPT PLAN.

Received by Planning Services on June 27, 2007

MAP 3

DATE: MARCH 2007  
REV: 03/18/07

SCALE: 1" = 800'

SARASOTA DEVELOPMENT CORPORATION

VILLAGE ON THE TRAIL DEVELOPMENT CONCEPT PLAN (BINDING)

SARASOTA, FLORIDA

PREPARED BY

**Wilson Miller**

Wilson Miller, Inc.

**EXHIBIT B**  
**FIXED AND VARIABLE DEVELOPMENT CRITERIA**

**FIXED AND VARIABLE DEVELOPMENT CRITERIA,  
MODIFICATIONS, NOTES AND DESIGN STANDARDS  
FOR DEVELOPMENT OF 221± ACRES LOCATED ON S.R. 681/EAST OF U.S. 41  
"THE VILLAGE ON THE TRAIL"  
EXHIBIT "B"**

FIXED DEVELOPMENT CRITERIA:

- 1) The Residential Development Area May Be Any Combination of Single or Multifamily Units or Any Other Residential Use Allowed In the RMF-2 / PUD Zone District (Including, But Not Limited To, Group Living). Residential Development Areas May Include Any Non-Residential Use Allowed In The RMF-2 / PUD Zone District (Including, But Not Limited To, Day Care Facilities, Places Of Worship, Community Recreational Facilities, And A Clubhouse/Amenity Center).
- 2) All Primary Internal Accessways Shall Provide Streetscaping In General Compliance With The Concept Plan Series 1-8. (The Design Of The Exterior Of The Buildings Shown On The Concept Plan Series 1-8 Is Conceptual In Nature And For Graphic Purposes Only. It Does Not Represent The Final Design Of The Buildings.)
- 3) The Live Oak Hammock Will Be A Conservation Area With At Least 50% Of The Live Oak Hammock To Remain In Its Native Condition And The Other 50% To Have Its Understory Altered (I.E., No Healthy Trees Will Be Removed) To Create A private Park Area.

VARIABLE DEVELOPMENT CRITERIA:

- 1) Location of the Multipurpose Trail.
- 2) The Exact Location Of The Access to Trail May Move Upon Completion Of The Final Design During The Site And Development/Construction Plan Review Process.
- 3) Residential Development And Mixed-Use Development Areas Shown On The Development Concept Plan May Include Green Space, Open Space, Stormwater Facilities, Parking Facilities, Mitigation Areas, Or Other Similar Uses.
- 4) All Building Areas May Have Separations To Allow For Alleys And Pedestrian Access Between Buildings.
- 5) Any Building May Have Parking Or Partial Parking On The Ground Floors.
- 6) In-Structure Parking Shall Be as Illustrated on the Concept Plan Series 1-8 (Exhibit C) Or May Be Provided as Ground / Surface Parking or On-street Parking, or As Otherwise Allowed by the Sarasota County Zoning Regulations.
- 7) Parking Areas May Be Covered Or Open.
- 8) Internal Road Alignments, Except As May Be Established By The S.R. 681 Access Management Plan (Resolution No. 2005-287).
- 9) The ground floor of buildings within the Mixed-Use Area may be residential, commercial, office, retail uses, parking, or any combination of parking and habitable space.

OTHER MODIFICATIONS AND NOTES:

- 1) Drainage Control Structures May Encroach Into Wetland Buffers And Other Open Space Areas As May Be Required To Provide Hydraulic Connection.
- 2) The Wetland Buffers May Be Adjusted As Part of the Site and Development/ Construction Plan Review Process. Any required compensation shall be authorized by Sarasota County Resource Protection. No stormwater ponds shall encroach into the 30 foot wetland buffer areas as shown on the F-2.
- 3) Any Modifications To Native Habitat Preservation And Conservation Acreages Shall Be Consistent With The F-2 Map Contained In The Development Of Critical Concern Development Order, As Exhibit "D," Unless Otherwise Authorized By Sarasota County Resource Protection.
- 4) Final Location and Orientation of Buildings to be determined through the Site and Development/Construction Plan Review Process In Accordance With the Development Criteria as Outlined Above.

May 22, 2007

## EXHIBIT C CONCEPT PLAN SERIES

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Received by Planning Services  
on June 21, 2007

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| <p>PREPARED BY</p> <p><b>WilsonMiller</b></p> <p><small>Master Strategist in Planning, Design &amp; Engineering</small></p> <p>WilsonMiller, Inc.<br/><small>10000 Bay Forest Drive, Suite 100, Sarasota, FL 34238<br/>Tel: 941.554.1100 Fax: 941.554.1101</small></p> | <p>CONCEPT PLAN<br/>SERIES<br/>ATTACHMENT #1</p> <p>SCALE: NTS</p> | <p>SARASOTA DEVELOPMENT CORPORATION</p> <p><b>VILLAGE ON THE TRAIL</b></p> <p>SARASOTA, FLORIDA</p> | <p><b>MAIN STREET<br/>OPTION 1</b></p> <p>DATE: AUGUST 2006<br/>PW: 32138-127-003</p> |
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EXHIBIT C  
CONCEPT PLAN SERIES

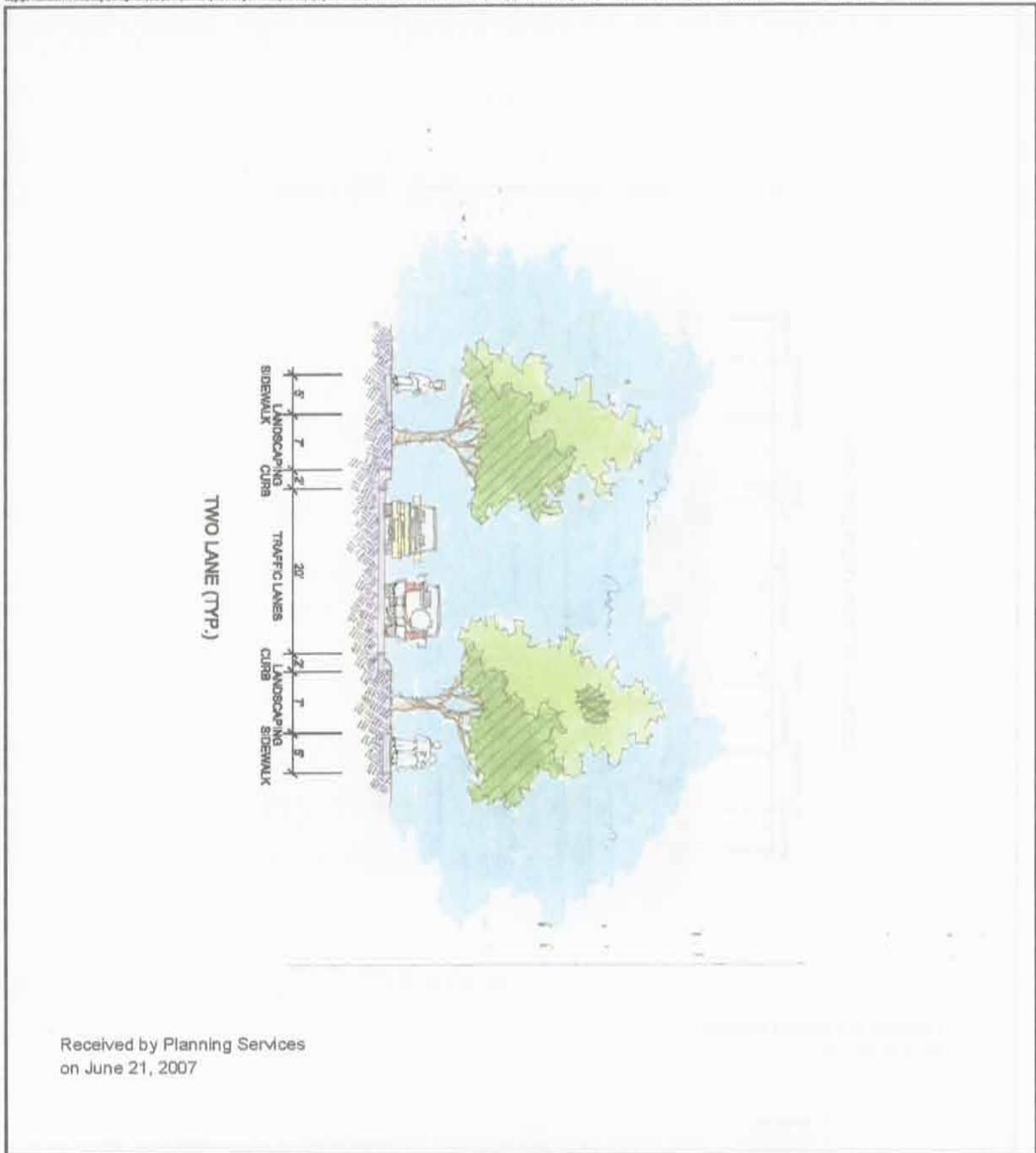


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| <p>PREPARED BY:<br/><b>WilsonMiller</b><br/><small>WilsonMiller, Inc.<br/>2000 West Park &amp; South Shore &amp; South<br/>Avenue, Sarasota, FL 34238-1100</small></p> | <p>CONCEPT PLAN<br/>SERIES<br/>ATTACHMENT #2</p> <p>SCALE: NTS</p> | <p>SARASOTA DEVELOPMENT CORPORATION</p> <p><b>VILLAGE ON THE TRAIL</b></p> <p>SARASOTA, FLORIDA</p> <p><b>MAIN STREET<br/>OPTION 2</b></p> | <p>DATE: AUGUST 2008<br/>PN: 52338-127-003</p> |
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Aug 17, 2008 - 10:48:46 #04V2338-127-003-000-0002-00338-127-003.dwg

EXHIBIT C  
CONCEPT PLAN SERIES

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Received by Planning Services  
on June 21, 2007

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|--|--|---|--|---|
| <p>PREPARED BY:<br/><b>WilsonMiller</b><br/><small>ANALYSTS OF PLANNING, DESIGN &amp; ENGINEERING</small></p> <p><small>WilsonMiller, Inc.<br/>20100 Woodloch Lakes Blvd, Sarasota, FL 34238<br/>www.wilsonmiller.com 1-888-486-8868 © 2006 WilsonMiller</small></p> | <p>CONCEPT PLAN<br/>SERIES<br/>ATTACHMENT #3</p> <p>SCALE: NTS</p> | <p>SARASOTA DEVELOPMENT CORPORATION</p> <p><b>VILLAGE ON THE TRAIL</b></p> <p>SARASOTA, FLORIDA</p> | <p><b>TYPICAL LOCAL ACCESS<br/>CROSS SECTION</b></p> | <p>DATE: AUGUST 2008<br/>P/N: S2838-127-003</p> |
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EXHIBIT C  
CONCEPT PLAN SERIES

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| <p>PREPARED BY</p> <p><b>WilsonMiller</b></p> <p>Plan Division   Planning, Design &amp; Engineering</p> <p>WilsonMiller, Inc.<br/>400 MacArthur Park   Suite 100   Sarasota, FL 34238<br/>www.wilsonmiller.com   941-552-0000   941-552-0001</p> | <p>CONCEPT PLAN<br/>SERIES<br/>ATTACHMENT #4</p> <p>SCALE: 1" = 10'</p> | <p>SARASOTA DEVELOPMENT CORPORATION</p> <p><b>VILLAGE ON THE TRAIL</b></p> <p>SARASOTA, FLORIDA</p> <p><b>TWO LANE w/<br/>PARALLEL PARKING</b></p> | <p>DATE: AUGUST 2008</p> <p>FIN: S233R-127-003</p> |
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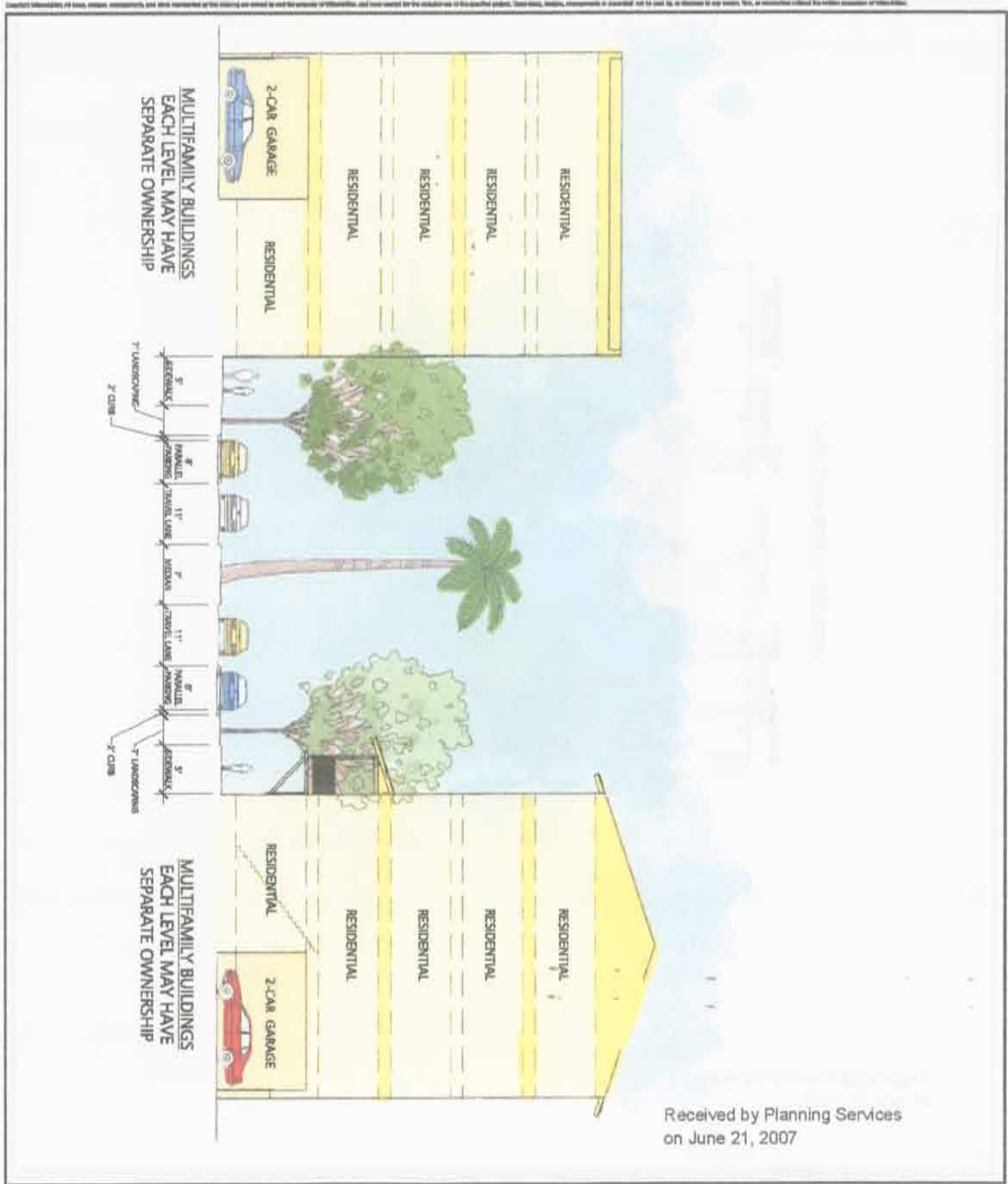
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| <p>PREPARED BY:</p> <p style="text-align: center;"><b>WilsonMiller</b></p> <p style="font-size: x-small; text-align: center;">WilsonMiller, Inc.<br/>1400 4th Street, Suite 100<br/>Sarasota, FL 34234</p> | <p>CONCEPT PLAN<br/>SERIES<br/>ATTACHMENT #5</p> <p style="text-align: center;">SCALE: NTS</p> | <p style="text-align: center;">SARASOTA DEVELOPMENT CORPORATION</p> <p style="text-align: center;"><b>VILLAGE ON THE TRAIL</b></p> <p style="text-align: center;">SARASOTA, FLORIDA</p> | <p style="text-align: center;"><b>LOCAL ACCESS w/<br/>MULTI-USE TRAIL</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="font-size: x-small;">DATE:</td> <td style="font-size: x-small;">AUGUST 2008</td> </tr> <tr> <td style="font-size: x-small;">P/N:</td> <td style="font-size: x-small;">S2398-127-008</td> </tr> </table> | DATE: | AUGUST 2008 | P/N: | S2398-127-008 |
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| P/N:   | S2398-127-008  |   |  |       |             |      |               |

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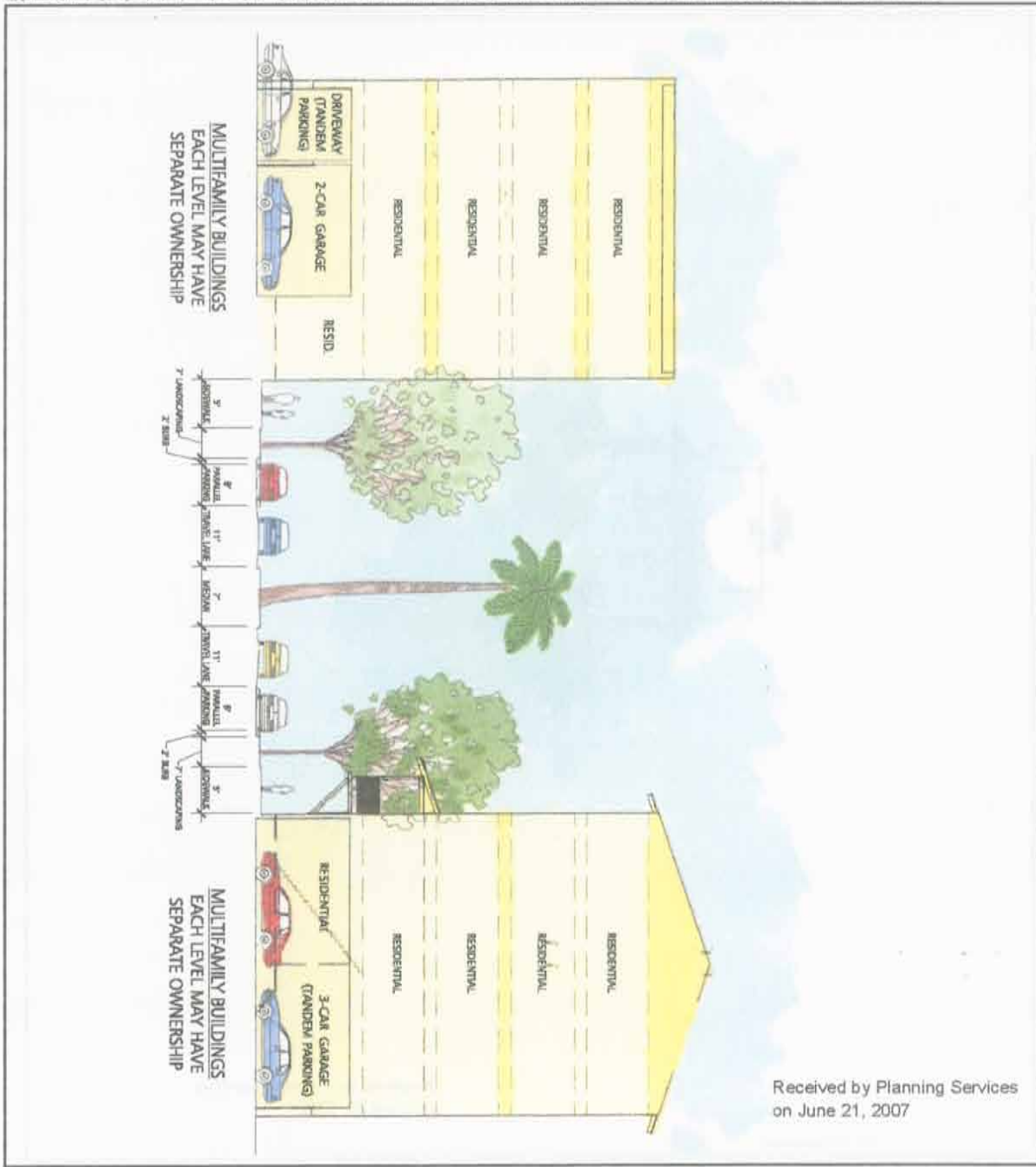
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|--|--|---|--|-------|-------------|------|---------------|
| <p style="font-size: 8px;">PREPARED BY:</p> <p style="font-weight: bold; font-size: 12px;">WilsonMiller</p> <p style="font-size: 8px;">Wilson Miller, Inc.<br/>4950 Wilson Road, Suite 100, Sarasota, Florida<br/>941-438-1100</p> | <p style="font-size: 8px;">CONCEPT PLAN<br/>SERIES<br/>ATTACHMENT #6</p> <p style="font-size: 8px; text-align: center;">SCALE: NTS</p> | <p style="font-size: 8px;">SARASOTA DEVELOPMENT CORPORATION</p> <p style="font-weight: bold; font-size: 14px;">VILLAGE ON THE TRAIL      RESIDENTIAL BOULEVARD<br/>DESIGN STANDARD</p> <p style="font-size: 8px;">SARASOTA, FLORIDA</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE:</td> <td style="width: 50%;">AUGUST 2006</td> </tr> <tr> <td>PKL:</td> <td>52338-127-003</td> </tr> </table> | DATE: | AUGUST 2006 | PKL: | 52338-127-003 |
| DATE:  | AUGUST 2006  |   |  |       |             |      |               |
| PKL:   | 52338-127-003  |   |  |       |             |      |               |

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