

RECORDED IN COUNTY OF SARASOTA
TO FOR RECORD

ORDINANCE NO. 2010-078

KASHEE PUSHING
COUNTY CLERK
SARASOTA COUNTY, FL

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.

FILED
2010 OCT 22 AM 10:03
DEAN HARRIS
TALLAHASSEE, FLORIDA

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. 10-07, 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 OUE (Open Use Estate) to SAPD (Settlement Area Planned Development) zone district for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being south of Center Road and west of River Road. less and except the following described property:

Begin at the northwest corner of the northwest quarter of Section 19, Township 39 south, Range 20 east; thence s 00° 03' 15" west 50 feet for a p.o.b.; thence s 00° 13' 15" west 1951.40 feet; thence n 89° 49' 53" east 1632.59 feet; thence n 00° 19' 44" east 665.54 feet; thence s 89° 53' 16" west 327.15 feet; thence n 00°

16' 25" east 1281.72 feet to a concrete monument on the south right-of-way line of center road; thence westerly along the south right-of-way of center road 1313.52 feet to the p.o.b.

Subject to an easement to Florida Power & Light company over the west 170 feet of the above described property.

The east half of Section 19, Township 39 south, Range 20 east, Sarasota County, Florida, less the north 50 feet for road right of way.

A parcel of land lying in Section 20, Township 39 south, Range 20 east, Sarasota County, Florida, described as follows:

Begin at the northwest corner of section 20, township 39 south, range 20 east, Sarasota County, Florida; thence s 89° 29' 12" east; along the north line of the northwest quarter of said section 20, a distance of 1827.01 feet to a point on the southwesterly right of way line of river road (state road no. 777, having a 100' wide right-of-way), thence s 30° 36' 19" east along said southwesterly right of way line, a distance of 1538.48 feet to the p.c. of a curve to the left, having a radius of 2914.79 feet, a central angle of 00° 06' 39", a chord bearing of s 30° 39' 39" east and a chord length of 5.64 feet, thence southeasterly, along the arc of said curve, an arc length of 5.64 feet to a point on the south line of the north half of the said northwest quarter of section 20; thence n 89° 31' 39" west along said south line of the north half of the northwest quarter of section 20, a distance of 2646.91 feet to a point on the west line of said northwest quarter of section 20; thence n 01° 27' 37" east, along said west line of the northwest quarter of section 20, a distance of 1323.98 feet to the point of beginning.

Less the northerly 50 feet thereof for right of way of center road.

The south quarter of Section 20, Township 39 south, Range 20 east, lying southwesterly of River Road, less the east half thereof described in official records book 2462, page 1232, of the public records of Sarasota County, Florida.

That portion of the east half of the south quarter of Section 20, Township 39 south, Range 20 east which lies west of the westerly right of way line of river road, as recorded in official records book 2462, page 1232, of the public records of Sarasota County, Florida.

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 Series including the Development Concept Plan dated September 22, 2010, Maps C-3a dated July 16, 2010, C-3b, dated July 13, 2010, and attached hereto as Exhibit "A" with the exceptions identified in 1a - 1g

below. In the event of a conflict between the Development Concept Plan and the stipulations contained herein, the stipulations shall take precedence. This does not imply or confer any variances from applicable zoning or land development regulations.

- a. The internal circulation and access points between neighborhoods and development areas and external access points to public roadways may vary in location from the locations as shown on the Master Development Plan and will be refined during the Neighborhood Plan process.
 - b. The exact location and type of access, including those labeled as “Possible, future vehicular access point (requested)” will be determined during the Neighborhood Plan process.
 - c. Wildlife corridors and crossing locations are subject to modification during the Neighborhood Plan process and final permitting, but must be consistent with development order conditions and not adversely affect the values, functions and connectivity of the habitat plan as determined by Resource Protection.
 - d. The final location and construction materials for pedestrian circulation routes including trails, bicycle paths and sidewalks will be determined as part of the Neighborhood Plan. Pedestrian circulation routes may be constructed of asphalt, concrete or alternative construction materials. They shall be limited to mulch trails or elevated boardwalks within native habitat open space areas.
 - e. The location of the neighborhood boundaries are subject to modification based on natural conditions including open space delineation and roadway network design during the Neighborhood Plan process.
 - f. The mixture of civic facilities within neighborhoods may include internal parks and non-residential uses including neighborhood serving commercial uses.
 - g. Stormwater lakes and facilities locations including their final configuration (design) and size (acreage/volume) will be identified during the Neighborhood Planning process and finalized as part of the construction plan approval and permitting process. These lakes and facilities will be based on the criteria established through the stormwater model results as applied through development permitting.
2. Modification from Section 11.2.4.c.4.v. (b) of the Zoning Ordinance, Housing types. The required housing type mixture is reduced from 6 housing types to 5 housing types overall; and individual neighborhood requirements are reduced from 5 housing types to 3 housing types. The neighborhoods and Village Center as aggregated will include 5 or more housing types.
 3. Modification from Section 11.2.4.d.2 of the Zoning Ordinance. The Village Center is permitted to be located at the intersection of River Road and Center Road as shown on the Master Development Plan.
 4. Modification from Section 11.2.4.e.1 of the Zoning Ordinance The individual neighborhood size may exceed the 150 acre maximum as depicted in the chart on the Master Development Concept Plan.
 5. Modification from Section 11.2.8.c.3.ii.of the Zoning Ordinance. Right-of-way and roadway widths may either comply with the attached roadway cross-section exhibits included in Exhibit B, or they may comply with the street types depicted in Table 1, VOS 12 through 18, of Section 11.28 of the Zoning Ordinance.
 6. Modification from Section 11.2.8.c.2.ii.c. (4) of the Zoning Ordinance. Intersection separation distances may exceed 1,000’.

7. Modification from Section 11.2.4.c.4.v.(b) of the Zoning Ordinance. Within individual Neighborhoods, the percentages of residential housing types as depicted on the chart on the Development Concept Plan may be increased by a maximum of ten percent.
8. Modification from Section 11.2.7.c.3. of the Zoning Ordinance. Residential building setbacks for the respective housing types are shown on the attached residential type diagram labeled Exhibit C. Housing Type (4) rear loaded detached single family residential side yard setbacks may be reduced to 6' between structures. Front yard setbacks may be reduced to 10' to the front porch or pedestal entry, 15' to the main residential structure. Housing Types (2) and (3) side yard setbacks may be reduced to 5' (10' between structures); front yard setbacks may be reduced to 20', however in no case shall setbacks be reduced below the requirements of the building and fire codes.
9. Modification from 11.2.5. h.1. of the Zoning Ordinance. The 72 acres of lakes depicted on Exhibit F-2 may be included in the calculation of minimum open space.
10. Modification from sections 3.15.4c. and 11.3.15.b. of the Zoning Regulations. The following modifications to the Development Concept Plan shall be deemed minor modifications: change in housing types if within 100 feet of the project boundary or if the change is from single family to multifamily use, or any change in the location of open space or recreational uses within 100 feet of the boundary of the development, as long as the development, as modified, still meets the minimum open space and recreation space requirements of 2050.
11. Modification from section 11.2.5. Neighborhood Centers may contain multi-family. In addition, neighborhood centers may contain commercial consistent with 2050 standards.
12. The land use trade-off matrix (LUTM) as depicted on Exhibit D will allow the re-allocation of residential and non-residential land uses, provided maximum densities and intensities as determined by the land development codes are not exceeded.
13. Non-residential (commercial/retail or office) components may be developed and constructed within or after any phase of development subject to the LUTM and market conditions.
14. Minor modification to native habitat preservation, external open space, and conservation acreages may be allowed based on stormwater lake(s) design, other engineering requirements and final permitting, providing they are approved by Sarasota County as not adversely affecting the value and function or connectivity of the habitat protection plan and that the overall total required preservation acreages are maintained.
15. The total number of dwelling units shall not exceed 1,568 (2 dwelling units per gross acre).
16. The total non-residential (i.e., retail/commercial and office) land use shall not exceed a maximum of 150,000 square feet
17. External open space shall be a minimum of 33 percent or 258.2 acres.
18. Active agricultural activities are permitted to continue in undeveloped areas of the project including but not limited to cattle ranch, sod farm, pasture maintenance, and composting center. Agricultural activities shall not be allowed to clear within native habitat preservation/conservation areas. Activities in the composting center must be consistent with Earth Moving permit number NAT2001-02211 and be limited to closure operations to be completed by 2014.

19. The expiration of the build-out date for a phase shall not preclude issuance of a building permit if the permit is consistent with construction plans that were approved under Chapter 74 of the County Code prior to the expiration date, and the improvements shown on those construction plans have been completed, approved and accepted by Sarasota County. This is not intended to authorize the issuance of a building permit after the final DOCC build-out.
20. At the time of the first Neighborhood/Preliminary Plan submittal, the Applicant shall submit a "Development Tracking Chart." Once approved by the Planning and Development Services Business Center, this chart will be submitted with each subsequent Neighborhood /Preliminary Plan submittal to be used by Sarasota County staff to ensure adequate monitoring of the variable commercial/retail/office square footage and the number of residential units by type, the mix of housing types, and their neighborhood location.
21. 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 Blackburn Creek Development of Critical Concern (Ordinance No. 2010-077).
22. Any change to any map within the binding Development Concept Plan series, not reviewed and deemed a minor modification pursuant to Section 11.3.15 of the Sarasota County Zoning Regulations, shall require Sarasota Board of County Commissioners approval.
23. A minimum of 33% (258.2 acres) shall be provided as Open Space as required by Section 11.2.3.c.3. of the Sarasota County Zoning Regulations, and as detailed on Map F-2 (Native Habitat and Preservation Plan), of the Development Concept Plan Series, dated September 22, 2010 (and attached hereto as Exhibit A).
24. 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. 2006-174, as may be amended from time to time.
25. Applicant shall comply with all applicable requirements of the Zoning Code and other County ordinances, except for the modifications expressly granted herein.

TRANSPORTATION

26. At the time that developer/owner proposes connections to Center Road or River Road, the following improvements shall be constructed at the developer/owner's expense:
 - An eastbound to southbound right-turn lane on Center Road at the project's access driveway located approximately 3,800 feet west of River Road;
 - An eastbound to southbound right-turn lane on Center Road at the project's access driveway located approximately 2,000 feet west of River Road;
 - A westbound to southbound left-turn lane on Center Road at the project's access driveway located approximately 2,000 feet west of River Road;
 - An eastbound to southbound right-turn lane on Center Road at the project's access driveway located approximately 1,000 feet west of River Road;
 - A southbound to westbound right-turn lane on River Road at the project's access driveway located approximately 900 feet south of Center Road;
 - A southbound to westbound right-turn lane on River Road at the project's access driveway located approximately 1,600 feet south of Center Road;

- A southbound to westbound right-turn lane on River Road at the project's access driveway located approximately 1 mile south of Center Road; and
- A northbound to westbound left-turn lane on River Road at the project's access driveway located approximately 1 mile south of Center Road

The turn lanes shall be designed in accordance with Indexes 301 and 526 of the Florida Department of Transportation's Roadway and Traffic Design Standards. The improvements shall be included in the construction plans for the proposed development

27. Prior to any approvals of development of the subject parcel that generates more than 899 cumulative net new p.m. peak hour trips, it shall be demonstrated that River Road from US 41 to the site and Center Road from US 41 to US 41 By-Pass has available transportation capacity consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code).
28. At such time as mass transit service is extended and available on Center Road or River Road, transit stop facilities consistent with Section 11.2.8.c.3.x(a) of the Sarasota County Zoning Regulations and the Multi-Modal Plan per the Development of Critical Concern Development Order Condition No. 30 shall be implemented at the expense of the Owner. The exact location of transit facilities and timing of facilities will be determined during the site and development review process in coordination with Sarasota County Area Transit (SCAT).

STORMWATER

29. The Master Surface Water Management Plan shall be consistent with the Myakka River Basin Master Plan.
30. All stormwater treatment shall be open and above ground.

RESOURCE PROTECTION

31. The wetlands, mesic hammocks, pine flatwoods, restoration areas, and other uplands (as shown on Map F-2 in Exhibit A, attached) shall be maintained in accordance with the management guidelines contained within the Comprehensive Plan as preserves and shall be labeled as preserves on all plans. All activities involving filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection. Exception may be granted by Resource Protection to facilitate implementation of approved habitat management plans or the removal of nuisance/invasive vegetation. Minor impacts to on-site wetlands resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements, may be allowed if deemed consistent with LDR Environmental Technical Manual Section B.2. by Resource Protection.

32. All native habitat preservation\conservation areas (including upland buffers) adjacent to development areas shall have permanent markers and signage posted at regular intervals to clarify the limits of the protected areas.
33. Prior to submittal of any Site and Development plan application, an appropriate professional shall conduct a final listed species survey, no more than four weeks before submittal, for each phase of the project to be constructed. Each on-site habitat shall be surveyed with recognized sampling techniques for all listed species which may occur in those habitats. Results shall be forwarded to Resource Protection and shall include a site plan overlaid with survey transects, locations of all identified burrows, nests, or other evidence of listed species, and details of the methodologies used to conduct the surveys. In addition, Resource Protection shall be provided with all documentation from appropriate regulatory agencies regarding listed species issues associated with the site prior to construction plan approvals.
34. A wildlife corridor between the Plantation Golf & Country Club and Jelks Conservation Area shall be maintained in perpetuity. The number of road crossings shall be limited across the proposed wildlife connection and appropriate terrestrial crossing structures (e.g., box culverts) shall be provided for review by the County during the Site and Development Plan submittals. All areas of the wildlife corridor shall be maintained in a native habitat natural state.
35. The Applicant shall cause to be recorded in the Public Records of Sarasota County, Florida, a Notice of Proximity to the Jelks Preserve Area for all commercial and residential elements of the development. Said notice shall be in substantially the same form attached to the Blackburn Creek DOCC, Exhibit G. Said Notice shall contain a metes and bounds description of the property prepared by a licensed Florida Land Surveyor and recorded at the time of the recording of each final plat or condominium plat survey and the O.R. Book and Page shall be set forth within such plat. Said Notice shall also be referenced as part of all Deed Restriction and Condominium documents. Said Notice shall indicate the Jelks Preserve Area's right to the following: resource management practices to include, but not be limited to, ecological burning, exotic plant and animal removal, usage of heavy equipment and machinery and other practices as may be deemed necessary for the proper management of the Jelks Preserve Area. Said Notice shall also include recognition that Florida Department of Environmental Protection regulations and policies substantially restrict mosquito control in the Jelks Preserve Area.
36. All trees designated by Resource Protection staff as Grand Trees shall be preserved, unless it is determined by staff that the tree(s) may adversely affect the public's health, safety, and welfare.
37. The master stormwater plan shall be reviewed by the land manager of the Jelks Conservation Area to ensure the plan will be compatible with the existing managed habitats of the conservation area.
38. All lighting and landscape plans shall be compatible with the land management plans for the adjacent Jelks Conservation Area. Details of lighting shall be determined at the time of submittal of the neighborhood Plan with regards to the Land Management Plan for Jelks Preserve.
39. During construction of each development phase on the subject property, all vegetative species listed in the Undesirable Vegetation Removal and Maintenance Section of the Environmental Technical Manual (Land Development Regulations) shall be eradicated from that phase and controlled pursuant to County approved resource management plans. Removed vegetation shall

be disposed of in a County-approved landfill or by another method approved by Resource Protection.

FISCAL REVIEW

40. The Fiscal Neutrality Report is approved for Phase I of the development. Subsequent required Fiscal Neutrality Evaluation and Monitoring Reports shall be prepared in compliance with Section 11.2.14 of the Sarasota County Zoning Regulations and related stipulations.
41. For the purpose of assessing fiscal neutrality, the Blackburn Creek development shall submit a revised and updated Fiscal Neutrality Report which is to include a Facility Assessment and a Capital Program/Financing Plan and be prepared according to methodology approved by the Sarasota County Administrator, and for approval by the County Commission pursuant to 11.2.14 of the Sarasota County Zoning Regulations at public hearing as follows:
 - Prior to approval of the first Neighborhood Plan submitted after a change to the adopted development totals or buildout date for any Development of Critical Concern phase; and
 - Prior to each subsequent Phase of the development, commencing with Phase 2; and
 - If the Capital Program/Financing Plan fails to demonstrate that the development is fiscally neutral, the Applicant must submit a revised Plan that meets the applicable standards prior to obtaining any additional subdivision or other development approvals.
42. Applicant shall submit a biennial evaluation and monitoring report to the Sarasota County Administrator for review and approval to commence following approval of the first Neighborhood Plan for Phase I of the Development of Critical Concern. Failure to timely submit or to obtain approval of a current monitoring report shall prevent issuance of any additional subdivision or other development approvals. If the County Administrator does not approve the monitoring report within 60 days of submission, the County Commission shall hold a public hearing within 60 days thereafter to determine whether the report meets the requirements of the Zoning Regulations and related stipulations.
43. All Fiscal Neutrality Reports shall be reviewed consistent with Section 11.2.14 of the Sarasota County Zoning Regulations, and shall include at a minimum the following underlying assumptions (methodology), acknowledgement of data source and a detailed explanation of how each data point was obtained:
 - Millage rate used to calculate ad valorem taxes
 - Total taxable valuation number Impact fee schedule Occupancy rate for hotels/motels
 - Tourist Development Tax Rate
 - Business vacancy rate
 - Clarification and source data for major fiscal revenue streams (i.e. Charges for Services, Miscellaneous Revenues) – where was budget data obtained from and what Fiscal Year data is being used
 - For Fiscal Impact Assumptions, assumptions shall make explicit the source and date of information (i.e. include a market study which could support the anticipated pricing, demand, absorption and phasing schedules for residential units)
 - Annual inflation / deflation rate used from one year to the next in the projections

- Multipliers used for job creation: source, year, and for what area/region
- Assumptions for CIP cost per Single-Family Home and Commercial / Retail per 1,000sf for the following: Law Enforcement, Fire, EMS, Libraries, Parks

Such Fiscal Neutrality Reports shall be reviewed and approved by the County Commission pursuant to section 11.2.14 of the Sarasota County Zoning Regulations.

PARKS

44. A Master Park Plan shall be submitted at the Neighborhood Plan Review stage and shall be in substantial accordance with the Parks and Recreation Plan. The plan should include a park and recreation needs assessment based on an appropriate demographic forecast of future residents in the community and shall include provisions for annual monitoring as the development proceeds. The Master Plan shall include the following provisions:
- a. A description of park types, locations, acreage, function (active and passive recreational uses), amenities, trail connections and any public facilities that will be provided.
 - b. The description of park and recreational amenities for each park type shall include but not be limited to: linear park amenities, playgrounds, paved multi-purpose courts, open play fields, community buildings, off-street parking, special-use facilities, community centers, picnic shelters, plazas, gardens, public recreational spaces, water features, etc.
 - c. A description of how the parkland and amenities shall be operated and maintained.

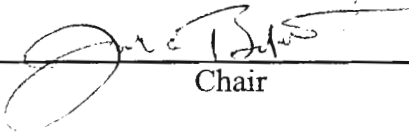
FIRE DEPARTMENT

45. In order to fully comply with the provisions of the Sarasota County Land Development Regulations and the Florida Fire Prevention Code the applicant shall demonstrate at the Neighborhood Plan that:
- a. There will be adequate turning radius provided for fire department apparatus on access roads.
 - b. There will be adequate access and clearances to the structures for engine and ladder trucks.
 - c. The minimum requirements for access, ingress, and egress on the site must at least meet the minimum requirements of NFPA 1.
 - d. Emergency Services will monitor response times in the area for each phase of the development until such time as a fire station can be constructed.
 - e. Ingress and egress openings from Blackburn Creek to River Road shall not affect the future fire station ingress and egress development.

Section 4. Effective Date. This Ordinance shall take effect immediately upon filing with the Office of the Secretary of State of Florida.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 12th day of October, 2010.

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: Paula Kentman
Deputy Clerk

EXHIBIT A
DEVELOPMENT CONCEPT PLAN SERIES

LEGEND

- PROPERTY BOUNDARY
- VILLAGE CENTER
- RESIDENTIAL
- PUBLIC RECREATION / CIVIC USE
- PARK
- OPEN SPACE
- LAKES
- WETLAND
- RIGHT-OF-WAY
- FPL EASEMENT
- TRAIL
- NEIGHBORHOOD CENTER

RSF-1/PUD

STONEBROOK AT VENICE

CENTER ROAD

RIVER ROAD

OU-E-1

VILLAGE CENTER MIXED USE

CEEDAR RIDGE SUBDIVISION

OU-E-1

NEIGHBORHOOD ONE

CITY OF NORTH PORT

VILLAGE (CITY OF NORTH PORT)

GRAN PARADISO

GRAN PARADISO

RSF-2/ PUD

PLANTATION GOLF & COUNTRY CLUB

RSF-2/ PUD

SITE STATISTICS

TOTAL SITE AREA:	784.0 AC. (100%)
OPEN SPACE AREA:	258.7 AC. (33%)
WETLAND AREA:	81.0 AC. (10%)
REGIONAL/PUBLIC STORMWATER AREA:	72.0 AC. (9%)
PRESERVED/RESTORED HABITAT:	105.7 AC. (14%)
INTERNAL OPEN SPACE AREA (Parks):	33.3 AC. (4%)
TOTAL DWELLING UNITS:	1568 DU.
GROSS DENSITY: (1568 DU./784 AC.)	2.0 DU./AC.
NON-RESIDENTIAL GSF: (VILLAGE CENTER)	150,000 GSF

RESIDENTIAL TYPE

TYPE	N1	N2	N3	VC	TOTAL
1 (ESTATE HOUSE)	0	0	0	0	0
2 (FRONT LOADED DETACHED SINGLE-FAMILY RESIDENTIAL)	27	18	14	59	(4%)
3 (FRONT LOADED DETACHED SINGLE-FAMILY RESIDENTIAL)	426	315	177	918	(59%)
4 (REAR-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL)	140	76	225	441	(28%)
5 (ATTACHED RESIDENTIAL)	0	0	0	0	0
6 (ATTACHED RESIDENTIAL)	96	96	66	258	(16%)
7 (APARTMENT)	53	53	53	159	(10%)
8 (RESIDENTIAL OVER NON-RESIDENTIAL)	1	1	1	3	(0%)
9 (LIVE-WORK UNIT)	0	0	0	0	0
TOTAL	593	409	416	150	1568 (100%)

NOTE: 1. WITHIN INDIVIDUAL NEIGHBORHOODS, THE PERCENTAGES OF RESIDENTIAL TYPES MAY BE LISTED UP TO A MAXIMUM OF TEN PERCENT.
 2. A LAND USE TRADE-OFF MATRIX (LUTM) IS PERMITTED, (SEE FINED AND VARIABLE DEVELOPMENT CRITERIA)
 3. NEIGHBORHOOD CENTERS MAY CONTAIN MULTI-FAMILY. IN ADDITION, NEIGHBORHOOD CENTERS MAY CONTAIN COMMERCIAL CONSISTENT WITH 2000 STANDARDS.

SCALE IN FEET
 0 100 200 300
 DATE: 2/28/2018, 9:00 AM
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 KHA
 Kinley-Horn and Associates, Inc.
 URBAN RESOURCE GROUP

RESOURCE CONSERVATION OF SARASOTA, LLC
 SARASOTA COUNTY, FLORIDA

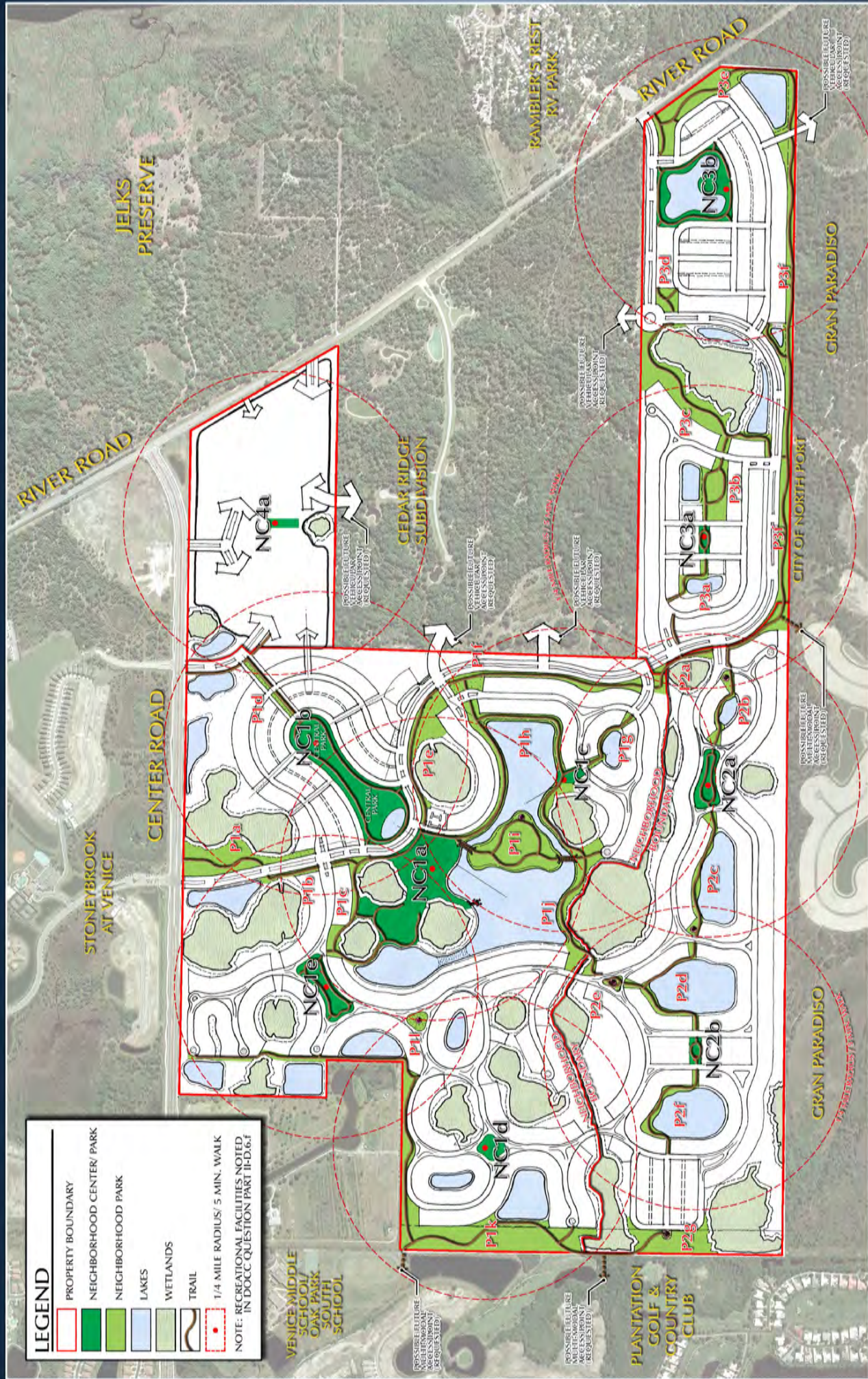
Blackburn Creek
 Development Concept Plan

AERIAL PHOTO DATA: 2008
 CONTACT: BILL WOODRUFF, INC. (941) 379-7600

LEGEND

- PROPERTY BOUNDARY
- NEIGHBORHOOD CENTER/ PARK
- NEIGHBORHOOD PARK
- LAKES
- WETLANDS
- TRAIL
- 1/4 MILE RADIUS' 5 MIN. WALK

NOTE: RECREATIONAL FACILITIES NOTED IN DOCC QUESTION PART II-D.6.f



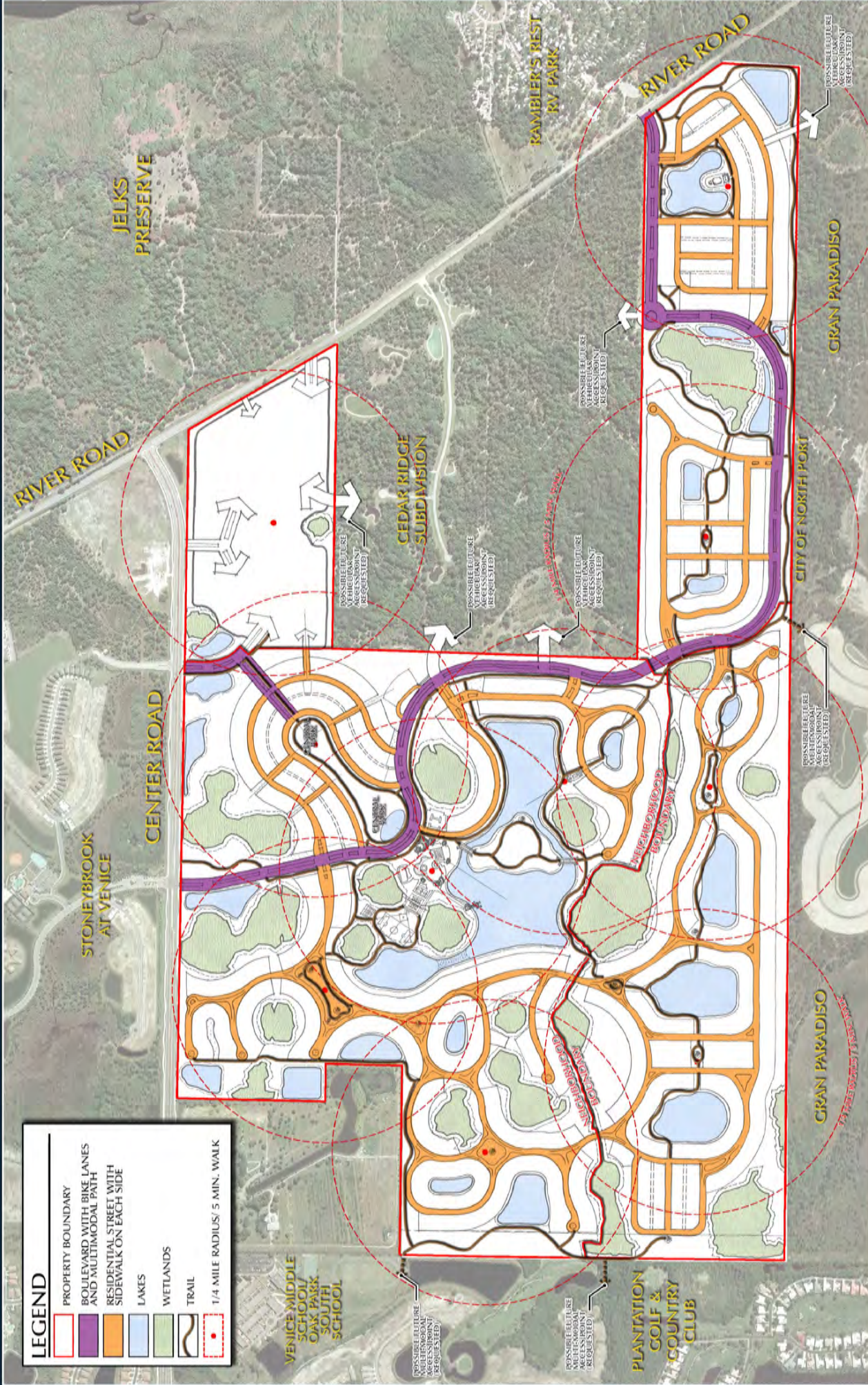
SCALE IN FEET
 DATE: 19 FEB 2010
 K&H
 KIMLEY-HORN and Associates, INC.
 URBAN RESOURCE GROUP

RESOURCE CONSERVATION OF SARASOTA, LLC
 SARASOTA COUNTY, FLORIDA
 AERIAL PHOTO DATE: 2008
 COURTESY: BILL WAGNER/USGS, ACP 1411 3/26/2008

Blackburn Creek
 DOCC Parks and Recreation Plan - Map C-3a
 Neighborhood Centers and Neighborhood Parks

LEGEND

-  PROPERTY BOUNDARY
-  BOULEVARD WITH BIKE LANES AND MULTIMODAL PATH
-  RESIDENTIAL STREET WITH SIDEWALK ON EACH SIDE
-  LAKES
-  WETLANDS
-  TRAIL
-  1/4 MILE RADIUS/ 5 MIN. WALK



Blackburn Creek

DOCC Bicycle and Pedestrian Plan - Map C-3b

RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY, FLORIDA

SCALE IN FEET
 DATE: 13 FEB 2016
 KIMLEY-HORN AND ASSOCIATES, INC.
 URBAN RESOURCE GROUP

AVENUE PROJECT DATE: 2008
 CONTRACT: 0811 WADWELL/08A, ACP 04111 3/05/08

**LEGEND - LAKE AS
OPEN SPACE / ACREAGE**

L1	LAKE 1	2.06 AC.
L2	LAKE 2	1.12 AC.
L3	LAKE 3	1.53 AC.
L4	INTERIOR LAKE (NOT COUNTED TOWARD OPEN SPACE)	
L5	LAKE 5	0.85 AC.
L6	LAKE 6	2.49 AC.
L7	INTERIOR LAKE (NOT COUNTED TOWARD OPEN SPACE)	
L8	INTERIOR LAKE (NOT COUNTED TOWARD OPEN SPACE)	
L9	LAKE 9	3.87 AC.
L10	LAKE 10	26.10 AC.
L11	LAKE 11	1.10 AC.
L12	LAKE 12	5.50 AC.
L13	LAKE 13	6.43 AC.
L14	LAKE 14	5.30 AC.
L15	LAKE 15	0.68 AC.
L16	LAKE 16	0.91 AC.
L17	LAKE 17	1.04 AC.
L18	LAKE 18	1.37 AC.
L19	LAKE 19	3.90 AC.
L20	LAKE 20	1.97 AC.
L21	LAKE 21	0.26 AC.
L22	LAKE 22	0.42 AC.
L23	INTERIOR LAKE (NOT COUNTED TOWARD OPEN SPACE)	
L24	INTERIOR LAKE (NOT COUNTED TOWARD OPEN SPACE)	
L25	LAKE 25	1.23 AC.
L26	LAKE 26	1.55 AC.
L27	LAKE 27	2.08 AC.

**NATIVE HABITAT PRESERVATION PLAN
LEGEND - LAND USE / ACREAGE**

APPROXIMATE PROPERTY BOUNDARY	+/- 784 AC. (100%)
DEVELOPMENT AREA	+/- 523 AC. (66.7%)
LOT AREA	
RIGHT-OF-WAY AREA	
VILLAGE CENTER AREA	
INTERNAL LAKES	
INTERNAL OPEN SPACE/ADD'L DEVELOPMENT AREA	
WETLAND IMPACTS	
EXTERNAL OPEN SPACE AREA	+/- 261 AC. (33.3%) (100%)
OPEN SPACE LAKES	+/- 72 AC. (9.2%) (27.5%)
PRESERVED WETLANDS	+/- 80 AC. (10.2%) (30.7%)
PINE FLATWOODS	+/- 73 AC. (9.3%) (26.0%)
MESIC HAMMOCK	+/- 4 AC. (0.5%) (1.6%)
MIXED HARDWOODS	+/- 10 AC. (1.3%) (3.8%)
RESTORED MIXED HARDWOODS	+/- 15 AC. (1.9%) (5.7%)
RESTORED PINE FLATWOODS	+/- 7 AC. (0.9%) (2.7%)

NOTE: 1. NATIVE HABITAT PRESERVATION AND RESTORATION AREAS AND MINIMAL WETLAND IMPACTS SHOWN HAVE BEEN BASED UPON LEVEL OF DETAILED INFORMATION KNOWN AT THIS TIME. WHILE THE OVERALL OPEN SPACE ACREAGES OF THE PRESERVATION/RESTORATION AREAS WILL NOT CHANGE, FINAL CONFIGURATION OF THESE AREAS WILL BE DETERMINED AT THE NEIGHBORHOOD PLAN PROCESS.
2. OPEN SPACE ACREAGES SHOWN INCLUDES INTERNAL OPEN SPACE AS DEFINED BY SARASOTA COUNTY AND/OR LOTS. COUNTY REQUIRED INTERNAL OPEN SPACE REQUIREMENTS WILL BE MET WITH FINAL AREAS AND ACREAGES IDENTIFIED AND DESIGNATED DURING THE NEIGHBORHOOD PLAN PROCESS.

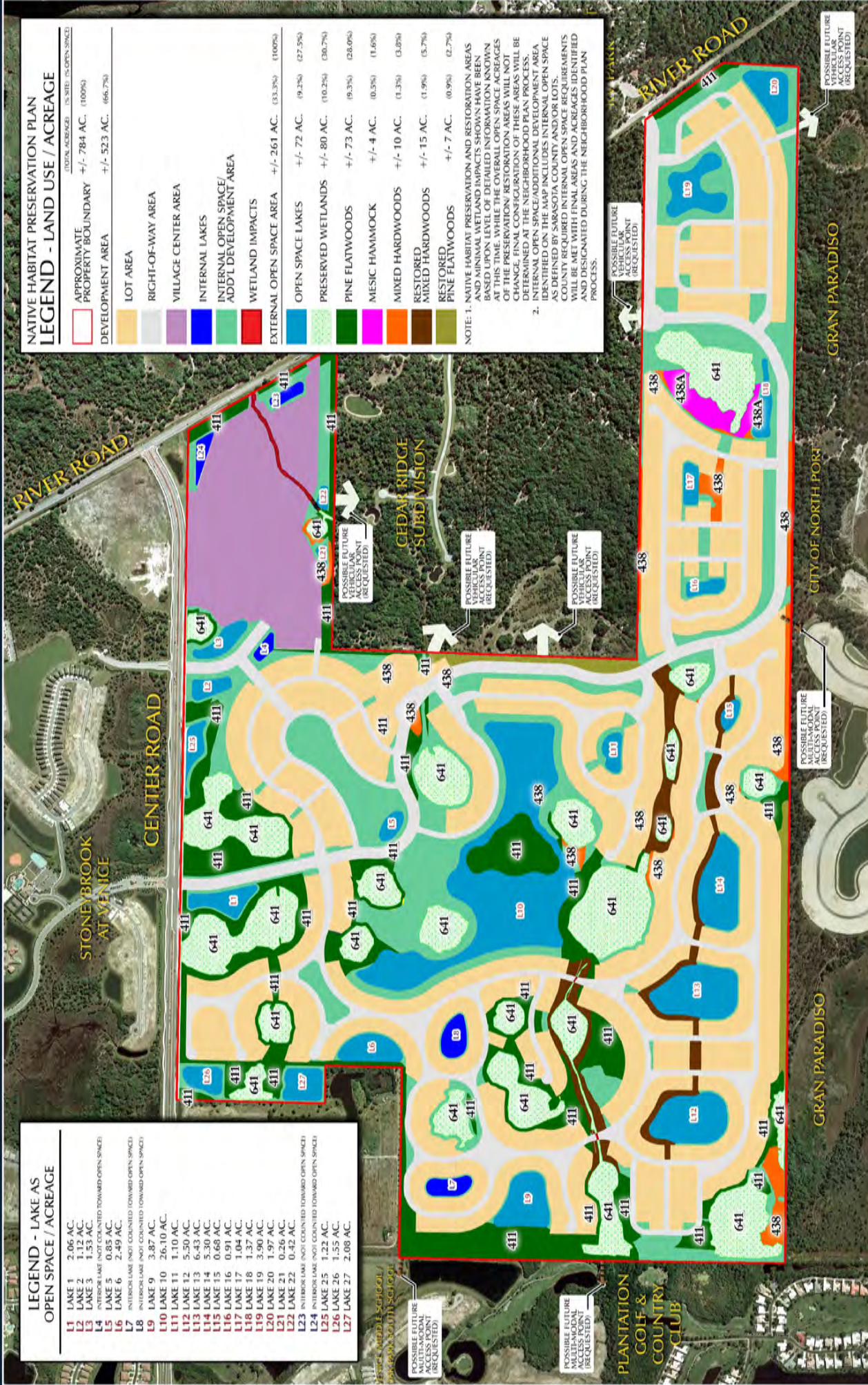
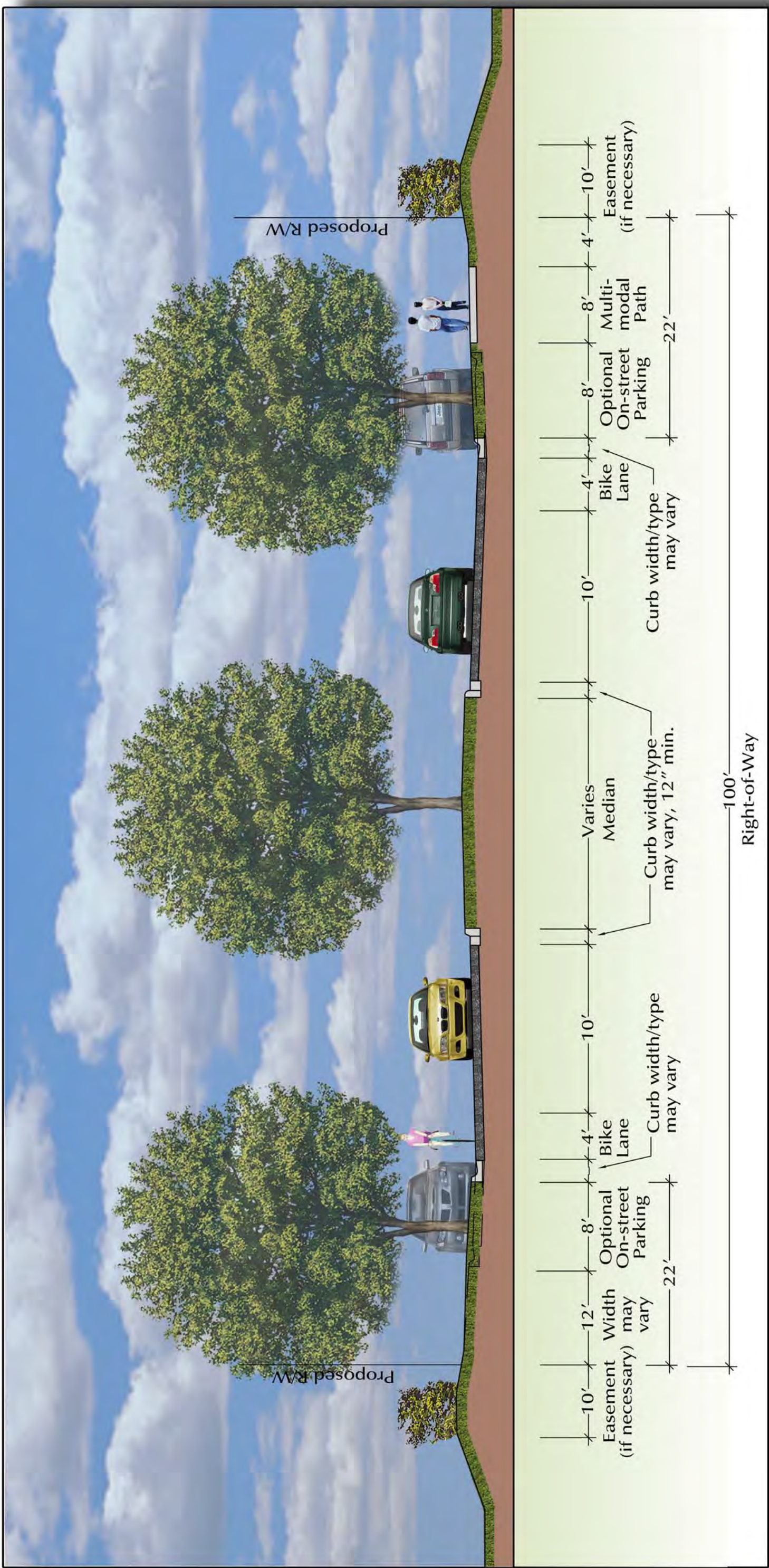
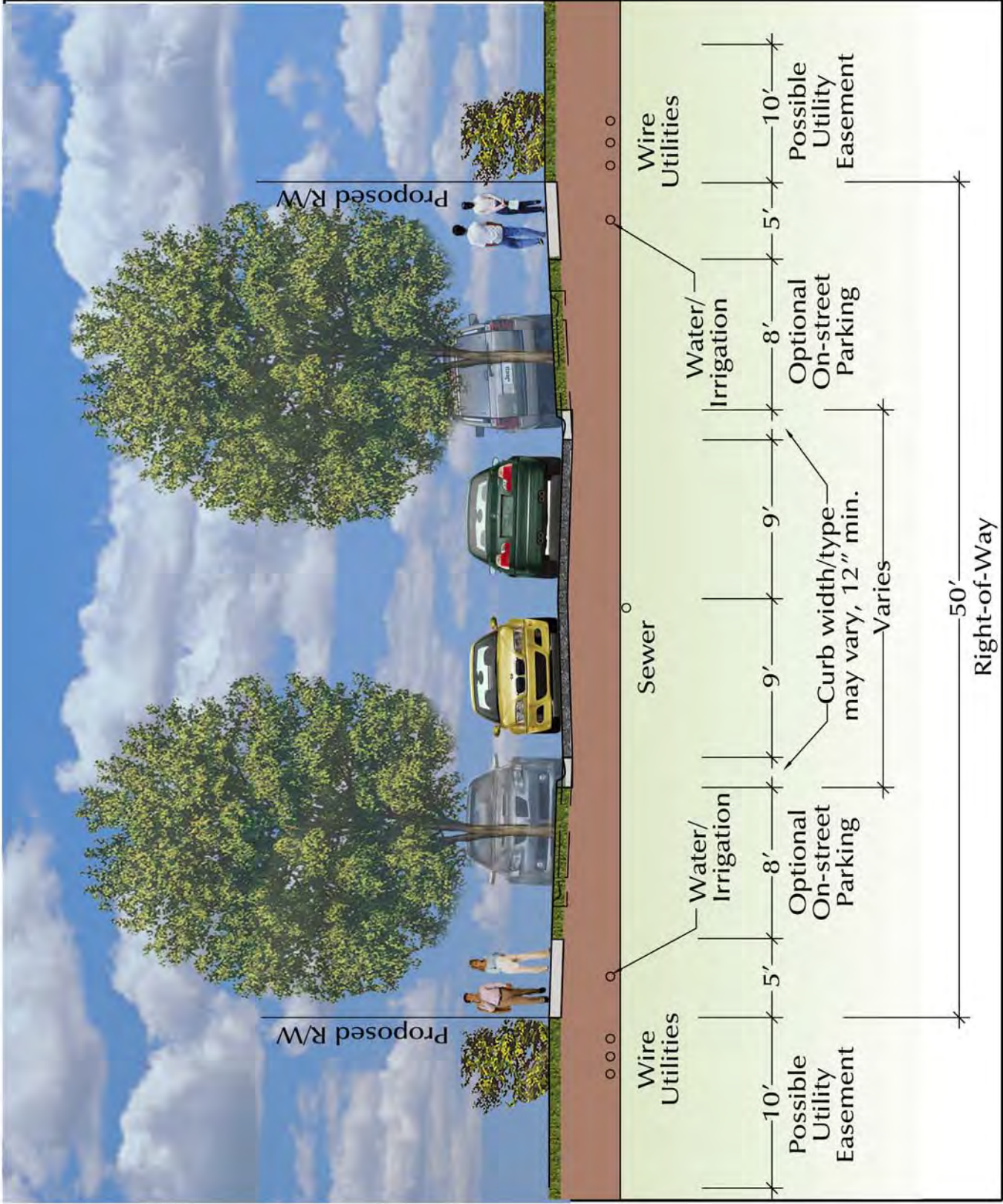


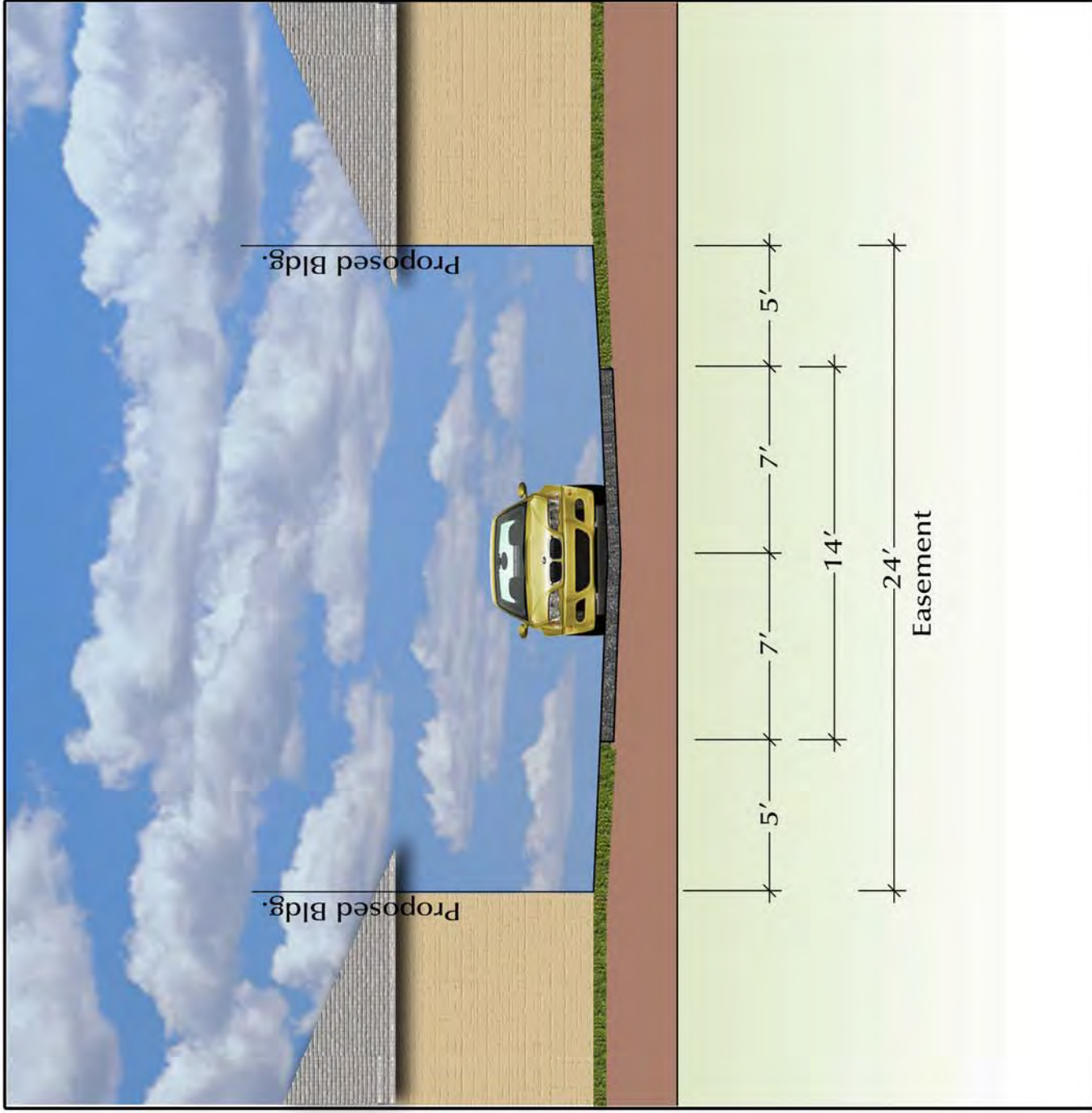
EXHIBIT B
ROADWAY CROSS-SECTIONS



Typical Boulevard Section



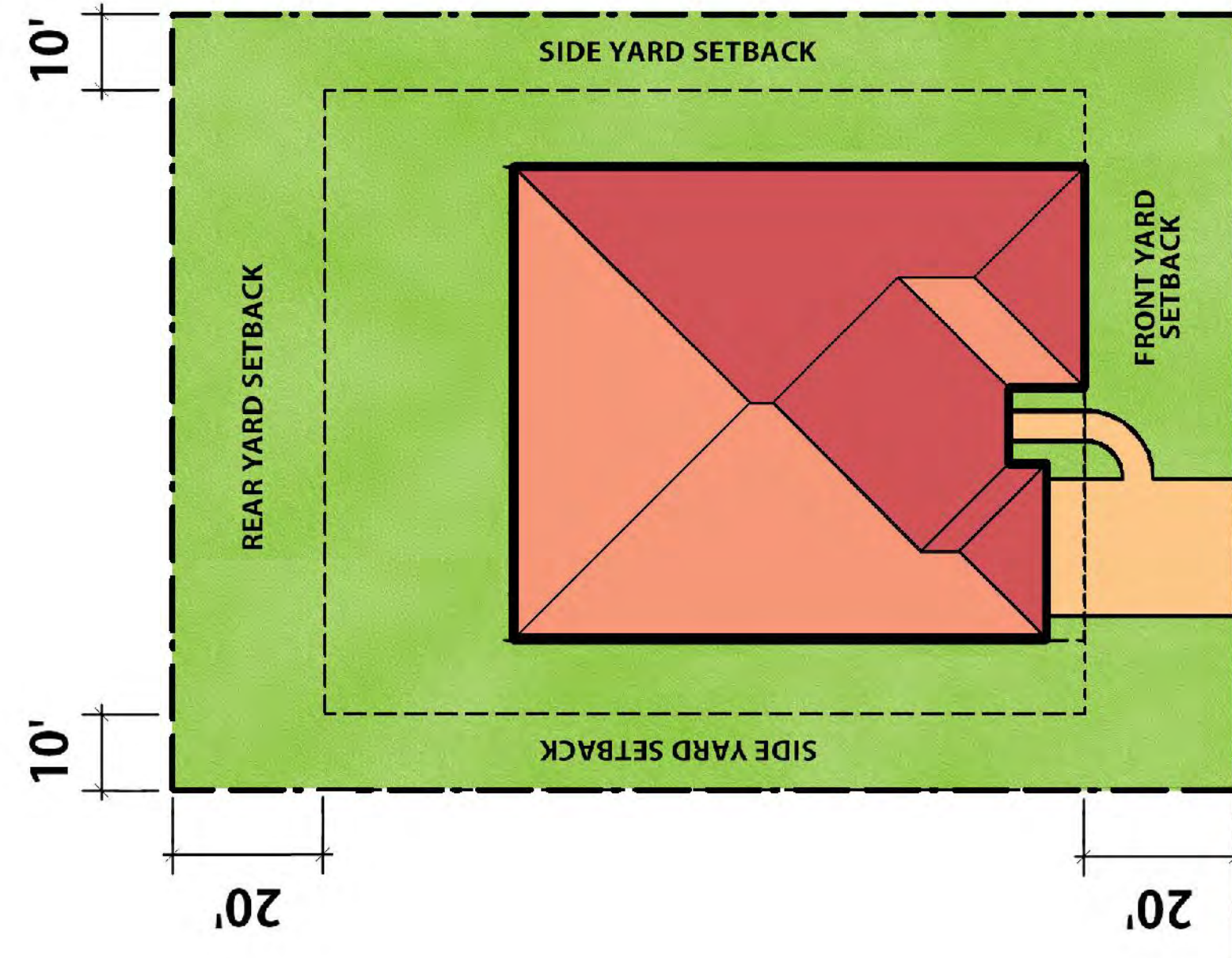
Typical Residential Street Section



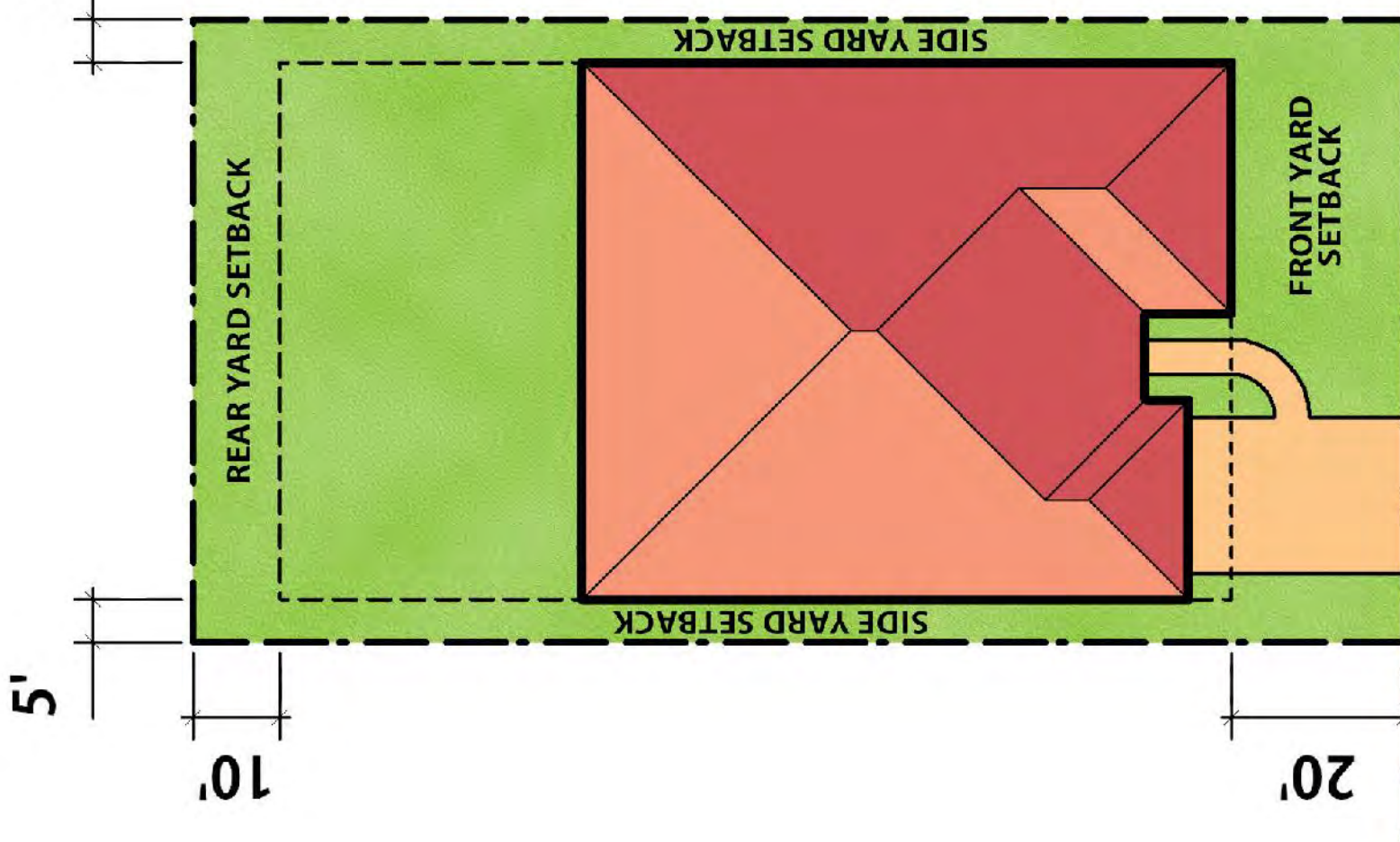
Typical Alley Section

EXHIBIT C
RESIDENTIAL BUILDING SETBACKS/DIMENSIONS

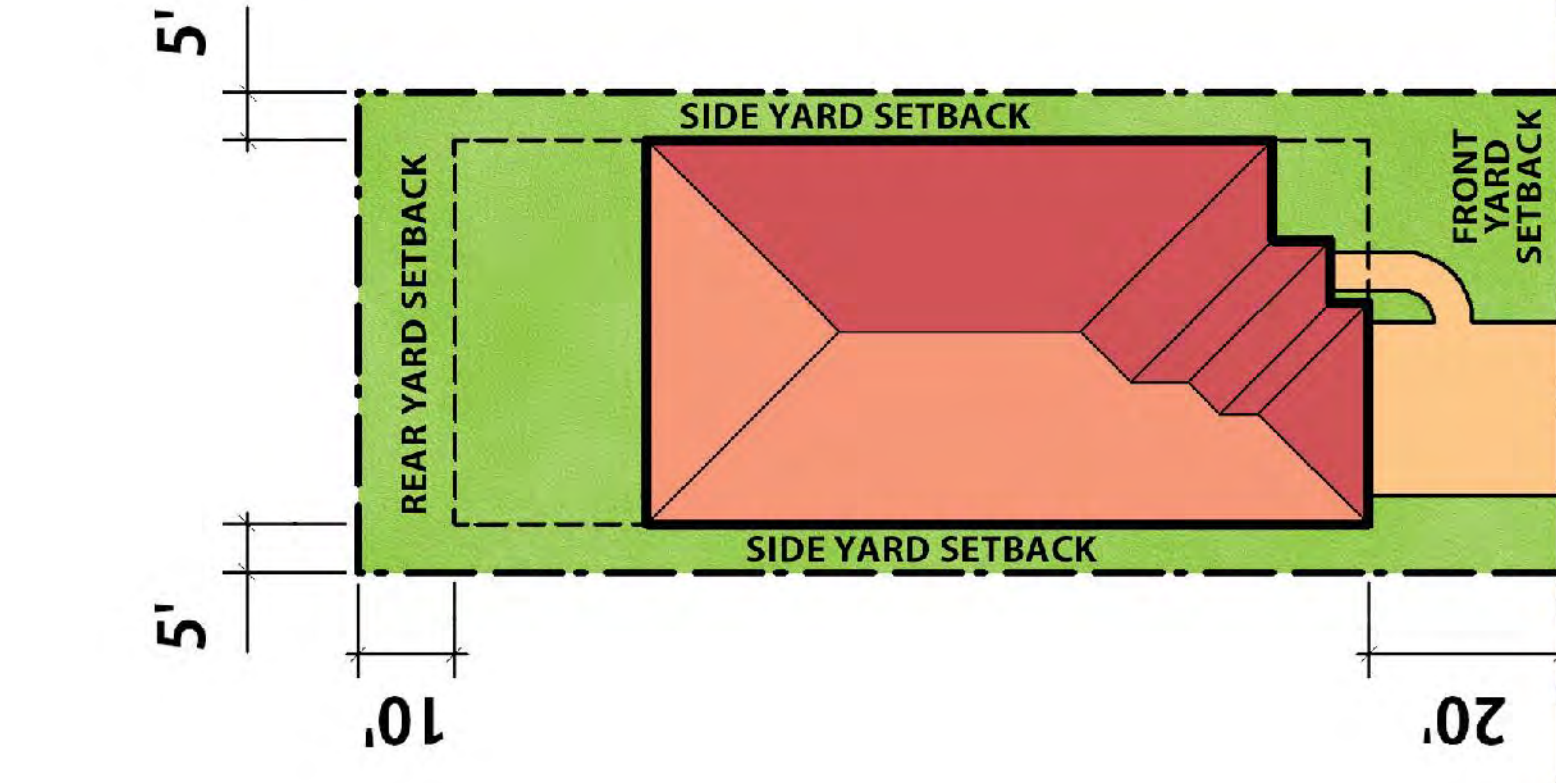
TYPE 1
RESIDENTIAL
(ESTATE HOUSE)



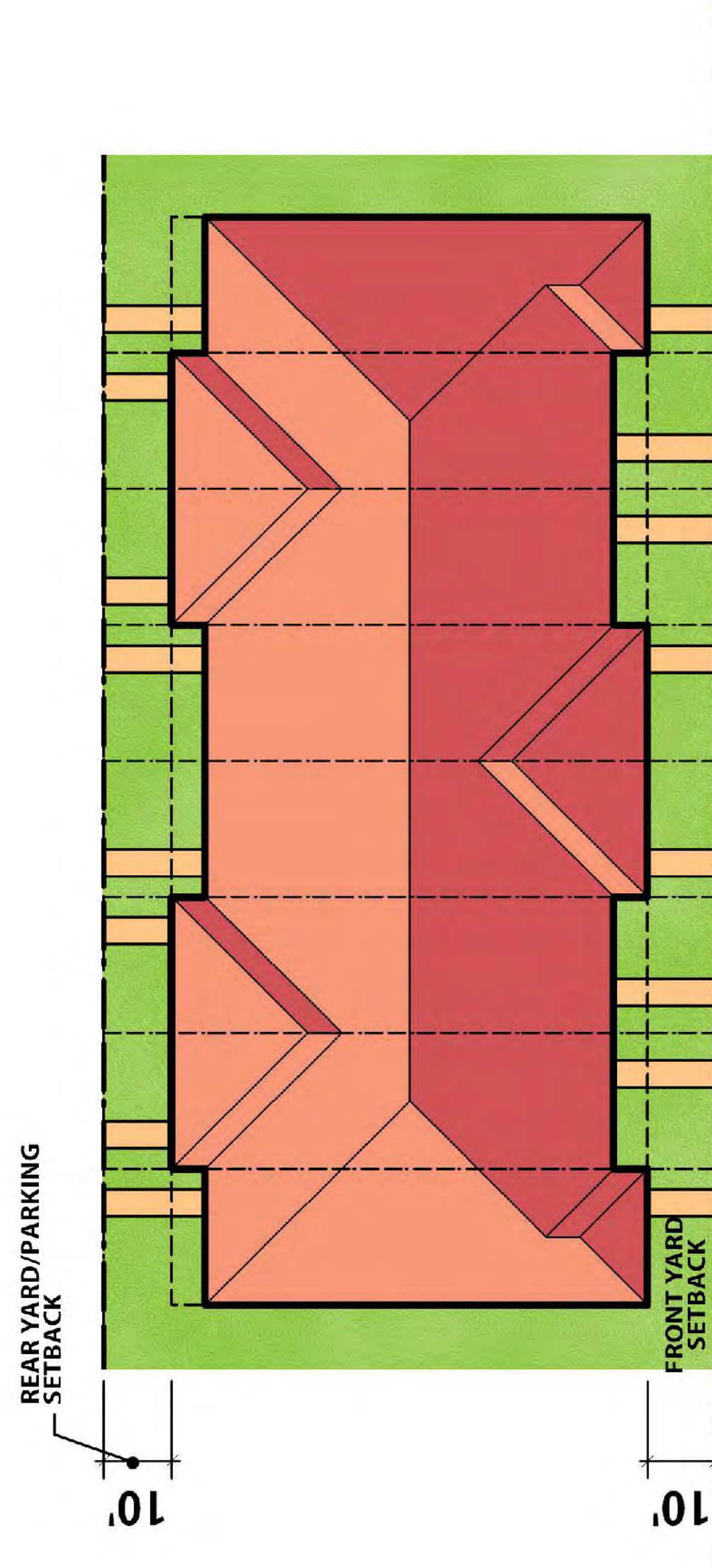
TYPE 2
RESIDENTIAL
(FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL)



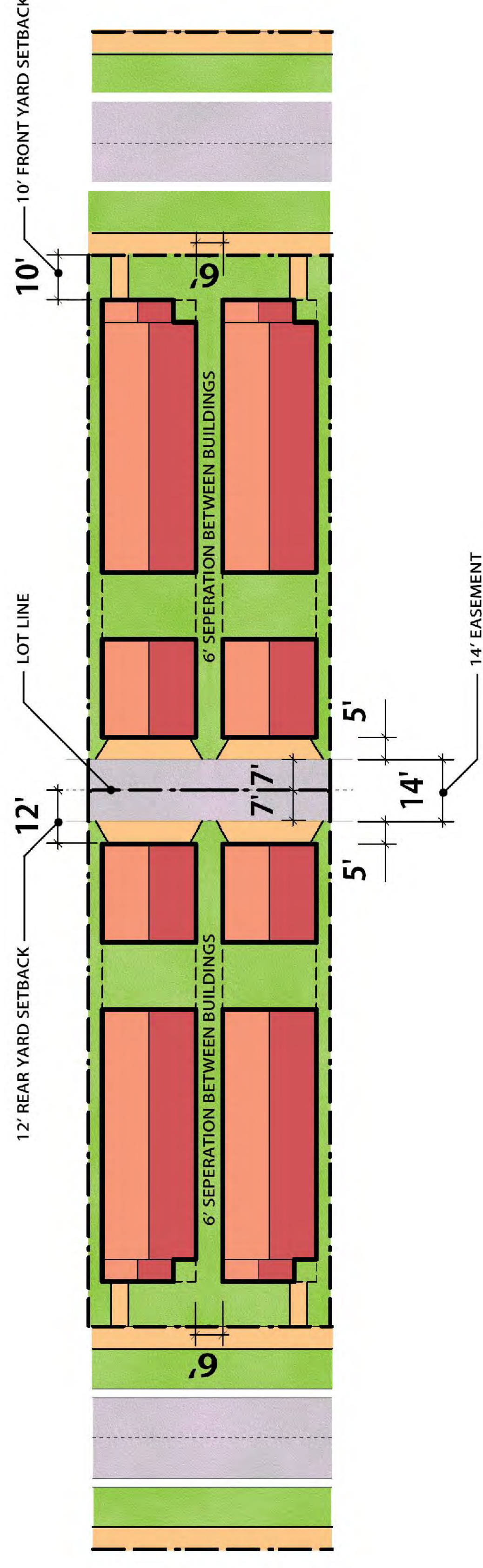
TYPE 3
RESIDENTIAL
(FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL)



TYPE 5, 6 & 7
RESIDENTIAL
(ATTACHED RESIDENTIAL)



TYPE 4
RESIDENTIAL
(REAR-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL (ALLEY-SERVING RESIDENTIAL))



NOTES:

1. LOT DIMENSIONS, ALLEY WIDTH, AND SETBACKS AS SHOWN ARE MINIMUM DIMENSIONS. GREATER DIMENSIONS ARE PERMITTED.
2. AIR CONDITIONING EQUIPMENT, POOL PUMPS AND EQUIPMENT, AND THE LIKE SHALL BE PERMITTED IN SIDE AND REAR YARD SETBACKS
3. CORNICES, VENEERS, ROOF OVERHANGS, OR OTHER NON-STRUCTURAL PROJECTIONS MAY EXTEND INTO SETBACKS.
4. ALLEYS MAY BE PLACED IN EASEMENTS OR A RIGHT-OF-WAY. ALLEYS MAY ALSO INCLUDE UTILITY OR DRAINAGE EASEMENTS.
5. RESIDENTIAL TYPES 8 AND 9 MAY BE PROPOSED FOR THIS DEVELOPMENT AND ANY SETBACKS/DIMENSION MODIFICATIONS MAY BE REQUESTED DURING THE NEIGHBORHOOD PLAN PROCESS.

EXHIBIT D
LUTM (LAND USE TRADE OFF MATRIX)

Blackburn Land Use Trade-Off Matrix - Equivalency Matrix

Increased Land Use		Decreased Land Use
Planned Unit Development (PUD)	Shopping Center	6.016 du/ksf
Planned Unit Development (PUD)	Shopping Center	0.166 ksf/du

1. Land use changes are based on net external PM peak hour two-way project traffic with a 25% internal capture.
2. Equivalency factors are based on the ITE Trip Generation 8th Edition's average rate for each land use.

Examples:

- Add 60 PUD dwelling units by reducing 9,960 SF of Shopping Center (60 x 0.166)
- Add 8,000 SF of Shopping Center by reducing 48 PUD dwelling units (8 x 6.016)
- Reduce 20,000 SF of Shopping Center by adding 121 PUD dwelling units (20 / 0.116)
- Reduce 50 PUD dwelling units by adding 8,312 SF of Shopping Center (50 / 6.016)

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 10/15/2010
 KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA
 BY: [Signature]
 DEPUTY CLERK

