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INSTRUMENT # 2012002669 20 PGS
2012 JAN 06 04:19 PM

JLC

Please record and return to: (Via Inter-Office Mail)

Kristin Pate, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1457310



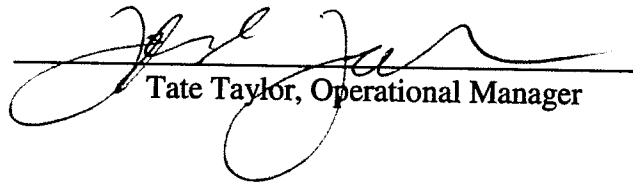
2012002669

Charge to: Planning Services
Account# 51800100500489

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

The following property, located west of River Road and approximately 1,500 feet south of Center Road in Sarasota County, Florida, owned by Copperstone Acquisition, LLC., and described in Ordinance No. 2011-056 attached hereto, has been rezoned to a SAPD zone district pursuant to Rezone Petition No. 11-08 filed by William Waddill, Agent, and granted by Sarasota County on December 6, 2011, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

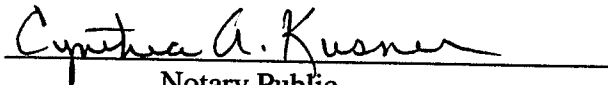
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2011-056, attached hereto)


Tate Taylor, Operational Manager

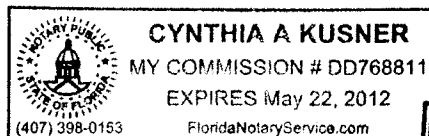
STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, 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 5th day of JANUARY, 2012.


Notary Public
State of Florida at Large

This instrument prepared by:
kp


CYNTHIA A KUSNER
MY COMMISSION # DD768811
EXPIRES May 22, 2012
FloridaNotaryService.com
(407) 398-0153

RECEIVED
JAN 11 2012
Bv



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FILED

2011 DEC 20 AM 11:40

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

ORDINANCE NO. 2011 - 056

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. 11-08, 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 1 (Open Use Estate, 1 unit/5 acres) to SAPD (Settlement Area Planned District) zone district for the following described property located in Sarasota County, Florida:

West of River Road and approximately 1,500 feet south of Center Road and being more particularly described as follows:

A TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, AND CONTAINING ALL OF CEDAR RIDGE, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 16 AND 16A THROUGH 16E, RECORDED AS INSTRUMENT #2005114984, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND CONTAINING ALL THAT

PROPERTY LYING WITHIN THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20 LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF WEST RIVER ROAD AND CONTAINING ALL THAT PROPERTY LYING WITHIN THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 20 LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF WEST RIVER ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 01°29'06" WEST, ALONG THE WEST LINE OF SECTION 20, A DISTANCE OF 1,324.03 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID CEDAR RIDGE SUBDIVISION AND THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20, SOUTH 89°29'56" EAST, A DISTANCE OF 2,646.86 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #777 (WEST RIVER ROAD, SECTION 17502-2902); THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #777 THE FOLLOWING TEN (10) COURSES: 1. SOUTHEASTERLY 309.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,914.79 FEET, A CENTRAL ANGLE OF 06°04'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 33°43'42" EAST 309.28 FEET; 2. SOUTH 36°46'11" EAST, A DISTANCE OF 564.03 FEET; 3. SOUTH 52°55'43" WEST, A DISTANCE OF 25.05 FEET; 4. SOUTH 36°46'58" EAST, A DISTANCE OF 79.94 FEET; 5. NORTH 53°03'20" EAST, A DISTANCE OF 25.04 FEET; 6. SOUTH 36°46'11" EAST, A DISTANCE OF 186.38 FEET; 7. SOUTH 33°54'26" EAST, A DISTANCE OF 200.25 FEET; 8. SOUTH 36°46'11" EAST, A DISTANCE OF 421.00 FEET; 9. SOUTH 39°37'55" EAST, A DISTANCE OF 200.25 FEET; 10. SOUTH 36°46'11" EAST, A DISTANCE OF 1,345.65 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89°35'01" WEST, A DISTANCE OF 4,681.34 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 01°29'08" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 1,323.96 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 01°29'14" EAST, ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF

SAID SECTION 20, A DISTANCE OF 1,324.06 FEET TO THE POINT OF BEGINNING.

Section 3. Modifications. Pursuant to Section 11.3.11.e of the Zoning Regulations, the Board approves the following modifications from Code provisions:

1. 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.
2. Modification from Section 11.2.4.c.4.v.d.2 of the Zoning Ordinance, requiring a Village Center shall be separated from the edge of a Developed Area by at least one neighborhood and at least 1,000 feet from the edge of the Developed Area. The Village Center is permitted to be located at the intersection of River Road and Squirrel Run Drive (realigned) as shown on the Master Land Use Plan.
3. Modification from section 11.2.4.c.2.i of the Zoning Ordinance, requiring a minimum 650 acres for a Village Center. Cedar Ridge contains 221.7 acres and is permitted one (1) Village Center.
4. Modification from section 11.2.4.d.4 of the Zoning Ordinance, requiring a mix of land uses including commercial/retail and office uses. The Cedar Ridge Village Center is permitted to have a residential land use only.
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.(2) and 11.2.8.c.2.ii.c. (4) of the Zoning Ordinance. Intersection separation distances may exceed 1,000'. Intersection separation distances may exceed 1,000' due to natural conditions. Roadways exceeding the 1,000' maximum intersection separation distance are generally illustrated on Exhibit A.
7. Modification from Section 11.2.4.c.4.v.(b) of the Zoning Ordinance, a requirement that one housing type shall not exceed 60 percent of residential housing types within a Neighborhood. Within a Neighborhood, 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 of each individual housing type.
8. Modification from Section 11.2.7.c.3. of the Zoning Ordinance, setbacks for attached and detached residential blocks. 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, limiting the percentage of total open space requirement permitted to be fulfilled by lakes. The 21 acres or 29 percent of lakes depicted on Native Habitat Preservation Plan and may be included in total open space.

10. Modification from sections 3.15.4c. and 11.3.15.b. of the Zoning Regulations, requiring a Substantial Modification be processed through Planning and Development Services for specific land use modifications. 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. Modification from section 11.2.4.c.4.v.e.3 of the Zoning Ordinance, prohibiting restricted access to Neighborhoods. Neighborhoods may have monitored access. Monitored access will not restrict vehicular, pedestrian and/or bicycle access.

13. Modification from Section 11.2.9.c.2ii of the Zoning Ordinance, a requirement that a Conservation Easement for the required Open Space shall be recorded at the time of construction plan approval, to allow recording prior to final subdivision platting. The conservation easements shall be in a form acceptable to the County Attorney, and shall comply with Section 11.2.5.h by providing for protection and management of native habitat areas and corridors, and by allowing the uses permitted in Section 11.2.5.h.1.i-xii in the non-habitat areas.

14. Modification from Sections 11.3.9. and 11.3.10. of Zoning Ordinance, requiring approval of the Neighborhood Plan prior to subdivision approval to permit the construction of a realigned street parallel to the existing Squirrel Run Drive, consistent with the Master Land Use Plan, prior to approval of the Neighborhood Plan. Prior to the opening of the new access to River Road the Owner shall close the existing Squirrel Run Drive access to River Road.

Section 4. 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 Master Land Use Plan dated July 7, 2011, Native Habitat Preservation Map dated July 26, 2011, Wildlife Corridor Map dated July 26, 2011 and attached hereto as Exhibit "A" with the exceptions identified in 1a - 1i 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 location and 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.
 - h. The block type, block structure, block size and final road/right-of-way layout will be determined during the Neighborhood Plan process.
 - i. The provisions of the Native Habitat Preservation and Wildlife Corridor Maps shall prevail in the event of any conflict between their designations of protected habit areas or wildlife corridors and the designations on the Master Land Use Plan.
2. 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.

3. 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.
4. 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.
5. The total number of dwelling units shall not exceed 431 (2 dwelling units per gross acre).
6. External open space shall be a minimum of 33 percent or 73 acres.
7. 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.
8. 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.
9. Except as provided in modification No. 10, 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.
10. 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.
11. Applicant shall comply with all applicable requirements of the Zoning Code and other County ordinances, except for the modifications expressly granted herein.
12. The plat for Cedar Ridge shall be replatted to conform to the requirements herein prior to the first construction plan approval.
13. Except to the extent provided in Modification No. 14, all development orders, including any approval under the Land Development Regulations, shall conform to an approved Neighborhood Plan.

Transportation

14. Prior to Construction Authorization for development on the subject parcel, it shall be demonstrated that River Road from US 41 to Center Road has available transportation capacity

consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code).

15. Prior to or concurrent with the development of the subject parcel, the following improvements shall be constructed at the developer/owner's expense:

- a. A southbound to westbound right-turn lane on River Road at the project's access driveway on River Road;
- b. A northbound to westbound left-turn lane on River Road at the project's access driveway on River 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

Environmental Services

16. The wetlands, mesic hammocks, pine flatwoods, restoration areas, and other uplands (as shown on the approved Native Habitat Preservation Plan and attached hereto as Exhibit A) 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.
17. 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.
18. Prior to submittal of any Site and Development plan application, a qualified 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.
19. A wildlife corridor between Blackburn Creek, Cedar Ridge and the Myakka Regional Off-site Mitigation Area (ROMA) 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.

20. The Applicant shall cause to be recorded in the Public Records of Sarasota County, Florida, a Notice of Proximity to the Jelks Preserve and Myakka Regional Off-site Mitigation Area (ROMA) for all commercial and residential elements of the development. Said notice shall be approved by Sarasota County Natural Resources Department. 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 rights to the following: continued and future 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 and Myakka ROMA. Said Notice shall also include recognition that Florida Department of Environmental Protection regulations and policies substantially restrict mosquito control in the Jelks Preserve Area and Myakka ROMA.
21. The master stormwater plan shall be reviewed by the land manager of the Jelks Preserve and Myakka Regional Off-site Myakka Regional Off-site Mitigation Area (ROMA) to ensure the plan will be compatible with the existing managed habitats of the conservation area.
22. All lighting and landscape plans shall be compatible with the land management plans for the adjacent Myakka Regional Off-site Mitigation Area (ROMA).
23. Prior to commencement of any physical development of this property, except for the realignment of Squirrel Run Drive, the Development Order for the Blackburn Creek Development of Critical Concern and the zoning approval granted in Ordinance No. 2010-078 shall be amended for the purpose of integrating the open space and natural systems to optimize the function of habitat and wildlife corridors and for the purpose integrating this property into the Development of Critical Concern.
24. Prior to the approval of any construction plans or other development authorizations for work within the areas of the conservation easement granted to Sarasota County in Official Records Instrument No. 2003100942, the Owner is required to obtain modification or release of the conservation easement from the Board of the County Commissioners to allow the activity proposed.
25. 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.

26. The Master Surface Water Management Plan shall be consistent with the Myakka River Basin Master Plan.
27. All stormwater treatment shall be open and above ground.
28. The lands subject to rezoning under petition number RZ 11-08 shall be subject to the modified (November 2010) Ambient Water Quality Monitoring Plan for the Blackburn Creek Development of Critical Concern.

Fire

29. There will be adequate turning radius provided for fire department apparatus on access roads.
30. There will be adequate access and clearances to the structures for fire apparatus including ladder trucks.
31. The minimum requirements for emergency access, ingress, and egress on the site must at least meet the minimum requirements of (National Fire Protection Association) NFPA 1 Uniform Fire Code standard as adopted in the Florida Fire Prevention Code.

Parks

32. 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 and planned in coordination with the approved Blackburn Creek project. 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.

Fiscal

33. 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 stipulation

34. For the purpose of assessing fiscal neutrality, the Cedar Ridge development shall submit a 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:

- 1) Prior to approval of the first Neighborhood Plan submitted after a change to the adopted development totals or buildout date for any development phase; and
- 2) 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. 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. 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, the County Commission shall hold a public hearing to determine whether the report meets the requirements of the Zoning Regulations and related stipulations.

35. 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:

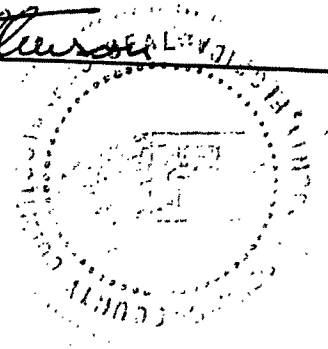
- Millage rate used to calculate ad valorem taxes
- Total taxable valuation number Impact fee schedule Occupancy rate for hotels/motels
- Tourist Development Tax Rate
- Business vacancy rate
- Clarification and source data for major fiscal revenue streams (i.e. Charges for Services, Miscellaneous Revenues) – 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

Section 5. Effective Date. This Ordinance shall take effect upon filing with the Department of State.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 6th day of December, 2011.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Mara Patterson
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: Karen E. Rushing
Deputy Clerk

| RESIDENTIAL TYPE | NI | SI | TOTAL |
|-----------------------------|-----|----|-------|
| 1. SINGLE-FAMILY | 1 | 0 | 1 |
| 2. TOWNHOMES | 0 | 0 | 0 |
| 3. MULTIFAMILY (APARTMENTS) | 21 | 0 | 21 |
| 4. MULTI-FAMILY (CONDO) | 174 | 0 | 174 |
| 5. MULTI-FAMILY (HOTEL) | 0 | 0 | 0 |
| 6. MULTI-FAMILY (MIXED USE) | 0 | 0 | 0 |
| 7. ATTACHED (ROW) | 0 | 0 | 0 |
| 8. DETACHED (ROW) | 0 | 0 | 0 |
| 9. DETACHED (ROW) | 0 | 0 | 0 |
| 10. DETACHED (ROW) | 0 | 0 | 0 |
| 11. DETACHED (ROW) | 0 | 0 | 0 |
| 12. DETACHED (ROW) | 0 | 0 | 0 |
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| 29. DETACHED (ROW) | 0 | 0 | 0 |
| 30. DETACHED (ROW) | 0 | 0 | 0 |
| 31. DETACHED (ROW) | 0 | 0 | 0 |
| 32. DETACHED (ROW) | 0 | 0 | 0 |
| 33. DETACHED (ROW) | 0 | 0 | 0 |
| 34. DETACHED (ROW) | 0 | 0 | 0 |
| 35. DETACHED (ROW) | 0 | 0 | 0 |
| 36. DETACHED (ROW) | 0 | 0 | 0 |
| 37. DETACHED (ROW) | 0 | 0 | 0 |
| 38. DETACHED (ROW) | 0 | 0 | 0 |
| 39. DETACHED (ROW) | 0 | 0 | 0 |
| 40. DETACHED (ROW) | 0 | 0 | 0 |
| 41. DETACHED (ROW) | 0 | 0 | 0 |
| 42. DETACHED (ROW) | 0 | 0 | 0 |
| 43. DETACHED (ROW) | 0 | 0 | 0 |
| 44. DETACHED (ROW) | 0 | 0 | 0 |
| 45. DETACHED (ROW) | 0 | 0 | 0 |
| 46. DETACHED (ROW) | 0 | 0 | 0 |
| 47. DETACHED (ROW) | 0 | 0 | 0 |
| 48. DETACHED (ROW) | 0 | 0 | 0 |
| 49. DETACHED (ROW) | 0 | 0 | 0 |
| 50. DETACHED (ROW) | 0 | 0 | 0 |
| 51. DETACHED (ROW) | 0 | 0 | 0 |
| 52. DETACHED (ROW) | 0 | 0 | 0 |
| 53. DETACHED (ROW) | 0 | 0 | 0 |
| 54. DETACHED (ROW) | 0 | 0 | 0 |
| 55. DETACHED (ROW) | 0 | 0 | 0 |
| 56. DETACHED (ROW) | 0 | 0 | 0 |
| 57. DETACHED (ROW) | 0 | 0 | 0 |
| 58. DETACHED (ROW) | 0 | 0 | 0 |
| 59. DETACHED (ROW) | 0 | 0 | 0 |
| 60. DETACHED (ROW) | 0 | 0 | 0 |
| 61. DETACHED (ROW) | 0 | 0 | 0 |
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| 64. DETACHED (ROW) | 0 | 0 | 0 |
| 65. DETACHED (ROW) | 0 | 0 | 0 |
| 66. DETACHED (ROW) | 0 | 0 | 0 |
| 67. DETACHED (ROW) | 0 | 0 | 0 |
| 68. DETACHED (ROW) | 0 | 0 | 0 |
| 69. DETACHED (ROW) | 0 | 0 | 0 |
| 70. DETACHED (ROW) | 0 | 0 | 0 |
| 71. DETACHED (ROW) | 0 | 0 | 0 |
| 72. DETACHED (ROW) | 0 | 0 | 0 |
| 73. DETACHED (ROW) | 0 | 0 | 0 |
| 74. DETACHED (ROW) | 0 | 0 | 0 |
| 75. DETACHED (ROW) | 0 | 0 | 0 |
| 76. DETACHED (ROW) | 0 | 0 | 0 |
| 77. DETACHED (ROW) | 0 | 0 | 0 |
| 78. DETACHED (ROW) | 0 | 0 | 0 |
| 79. DETACHED (ROW) | 0 | 0 | 0 |
| 80. DETACHED (ROW) | 0 | 0 | 0 |
| 81. DETACHED (ROW) | 0 | 0 | 0 |
| 82. DETACHED (ROW) | 0 | 0 | 0 |
| 83. DETACHED (ROW) | 0 | 0 | 0 |
| 84. DETACHED (ROW) | 0 | 0 | 0 |
| 85. DETACHED (ROW) | 0 | 0 | 0 |
| 86. DETACHED (ROW) | 0 | 0 | 0 |
| 87. DETACHED (ROW) | 0 | 0 | 0 |
| 88. DETACHED (ROW) | 0 | 0 | 0 |
| 89. DETACHED (ROW) | 0 | 0 | 0 |
| 90. DETACHED (ROW) | 0 | 0 | 0 |
| 91. DETACHED (ROW) | 0 | 0 | 0 |
| 92. DETACHED (ROW) | 0 | 0 | 0 |
| 93. DETACHED (ROW) | 0 | 0 | 0 |
| 94. DETACHED (ROW) | 0 | 0 | 0 |
| 95. DETACHED (ROW) | 0 | 0 | 0 |
| 96. DETACHED (ROW) | 0 | 0 | 0 |
| 97. DETACHED (ROW) | 0 | 0 | 0 |
| 98. DETACHED (ROW) | 0 | 0 | 0 |
| 99. DETACHED (ROW) | 0 | 0 | 0 |
| 100. DETACHED (ROW) | 0 | 0 | 0 |
| TOTAL | 21 | 0 | 21 |

SITE STATISTICS

TOTAL SITE AREA: 177,271.7 AC. (1,000%)

DEVELOPED AREA: 4,136 AC.

VILLAGE CENTER AREA: 4,273.1 AC. (2.4%)

OPEN SPACE AREA: 1,000 AC.

WETLAND AREA: 1,000 AC.

LAND-AS-OPEN SPACE AREA: 1,000 AC.

PREDEVELOPED OPEN SPACE AREA: 1,000 AC.

INTERNAL OPEN SPACE AREA (PARKS): 9,177 AC. (5.2%)

TOTAL DWELLING UNITS: 431 DU.

GROSS DEVELOPMENT DENSITY: 2.42 DU/AC.

DATE: 11/15/2017

PROJECT: CEDAR RIDGE

PREPARED BY: [FIRM]

EXHIBIT A



LEGEND

- PROPERTY BOUNDARY
- VILLAGE CENTER
- ASSEMBLY
- PARK
- OPEN SPACE
- LANDS
- WETLAND
- RIGHT-OF-WAY
- TRAIL
- NEIGHBORHOOD CENTER

Cedar Ridge
Master Land Use Plan

COMPLETION ACQUISITIONS, LLC
SUNSHINE COUNTY, FLORIDA

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

| LAND USE | ACRES | % OF TOTAL |
|---------------------------|-------------|------------|
| DEVELOPMENT AREA | 177.217 AC. | 100% |
| 1011 AREA | 177.217 AC. | 100% |
| NIGHT-OF-WAY AREA | 177.217 AC. | 100% |
| VILLAGE CENTER AREA | 177.217 AC. | 100% |
| INTERNAL LOTS | 177.217 AC. | 100% |
| INTERNAL OPEN SPACE | 177.217 AC. | 100% |
| ADJACENT DEVELOPMENT AREA | 177.217 AC. | 100% |
| WETLAND IMPACTS | 177.217 AC. | 100% |
| EXTERNAL OPEN SPACE AREA | 177.217 AC. | 100% |
| OPEN SPACE LAKES | 177.217 AC. | 100% |
| PRESERVED WETLANDS | 177.217 AC. | 100% |
| PIKE FLATWOODS | 177.217 AC. | 100% |
| MISC. HAMMOCK | 177.217 AC. | 100% |
| ARMED PONDWOODS | 177.217 AC. | 100% |
| ARMED HARDWOODS | 177.217 AC. | 100% |
| PIKE FLATWOODS | 177.217 AC. | 100% |
| PRESERVED OPEN SPACE | 177.217 AC. | 100% |

NOTE: 1. NATIVE HABITAT PRESERVATION AND RESTORATION AREAS SHALL BE MAINTAINED AND RESTORED TO ORIGINAL CONDITIONS TO THE MAXIMUM EXTENT POSSIBLE. 2. THE FINAL DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE FLORIDA GAME AND WILDLIFE COMMISSION. 3. THE DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE FLORIDA GAME AND WILDLIFE COMMISSION.

LEGEND - LAKE AS OPEN SPACE

| Lake ID | Area (AC) |
|---------|-------------|
| L1 | 177.217 AC. |
| L2 | 177.217 AC. |
| L3 | 177.217 AC. |
| L4 | 177.217 AC. |
| L5 | 177.217 AC. |
| L6 | 177.217 AC. |
| L7 | 177.217 AC. |
| L8 | 177.217 AC. |
| L9 | 177.217 AC. |
| L10 | 177.217 AC. |
| L11 | 177.217 AC. |
| L12 | 177.217 AC. |
| L13 | 177.217 AC. |
| L14 | 177.217 AC. |
| L15 | 177.217 AC. |

TOTAL LAKES: 15 LAKES



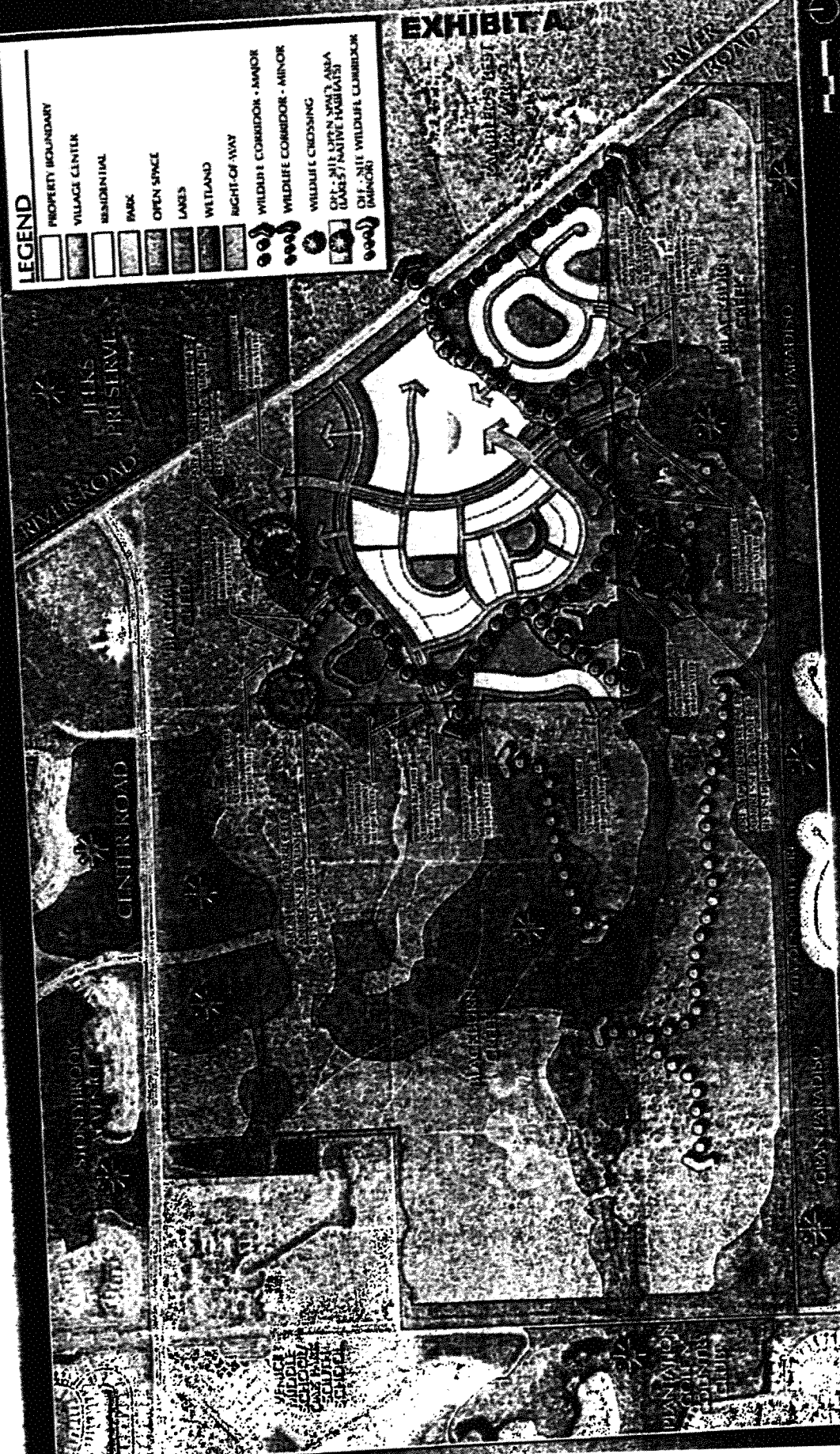
Cedar Ridge

Native Habitat Preservation Plan

LEGEND

- PROPERTY BOUNDARY
- VILLAGE CENTER
- RESIDENTIAL
- PARK
- OPEN SPACE
- LAKES
- WETLAND
- RIGHT-OF-WAY
- WILDLIFE CORRIDOR - MINOR
- WILDLIFE CORRIDOR - MINOR
- WILDLIFE CROSSING
- OFF-SITE OPEN SPACE AREA (LAKES/NATIVE HIGHLIGHT)
- OFF-SITE WILDLIFE CORRIDOR (MINOR)

EXHIBIT A



COBBLESTONE ACQUISITIONS, LLC
 SARASOTA COUNTY, FLORIDA

Cedar Ridge

Wildlife Corridor Plan (non-binding)

EXHIBIT A



LEGEND

PROPERTY BOUNDARIES

ROADS IN LESS OF 1000' FEET WIDTH

Cedar Ridge

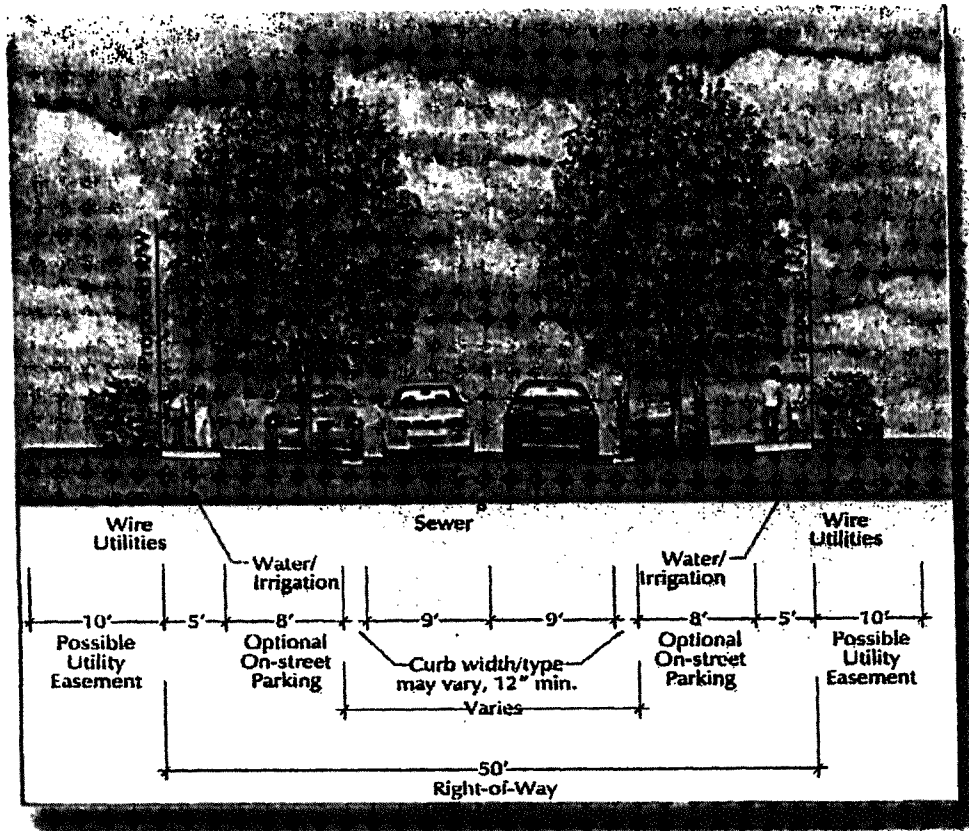
1000' + Roads Without Intersections (NON-INTERSECTING)

COPPERSTONE ACQUISITIONS, LLC

SARASOTA COUNTY, FLORIDA

KEA

REGISTERED ENGINEER



Typical Residential Street Section

B-2

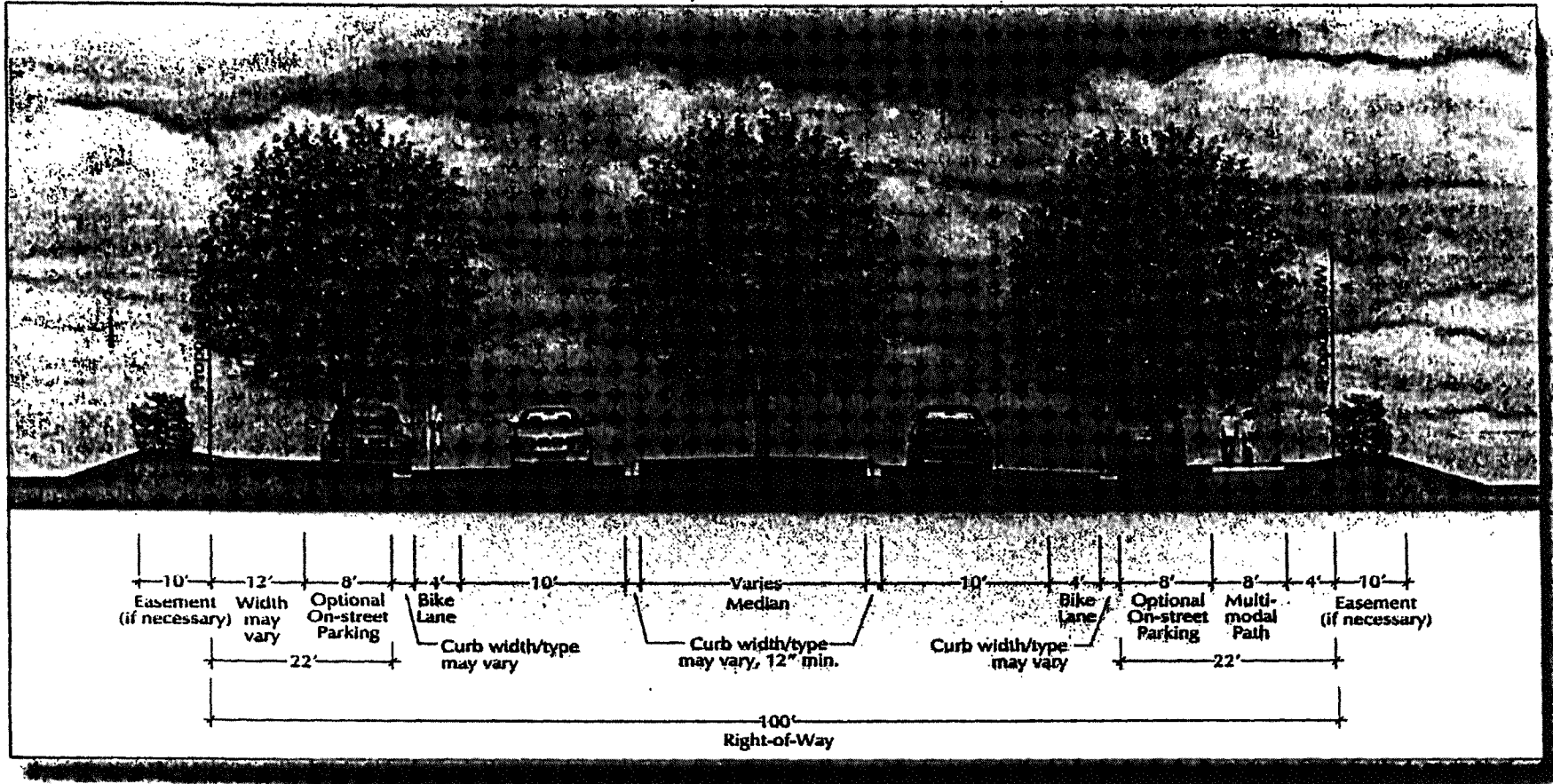
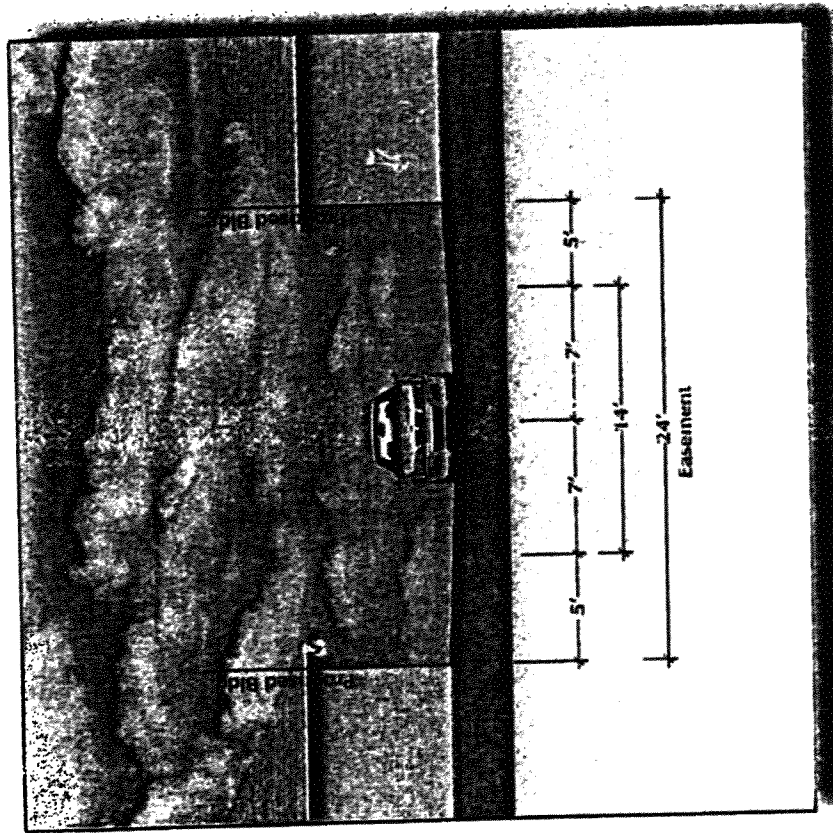


EXHIBIT B

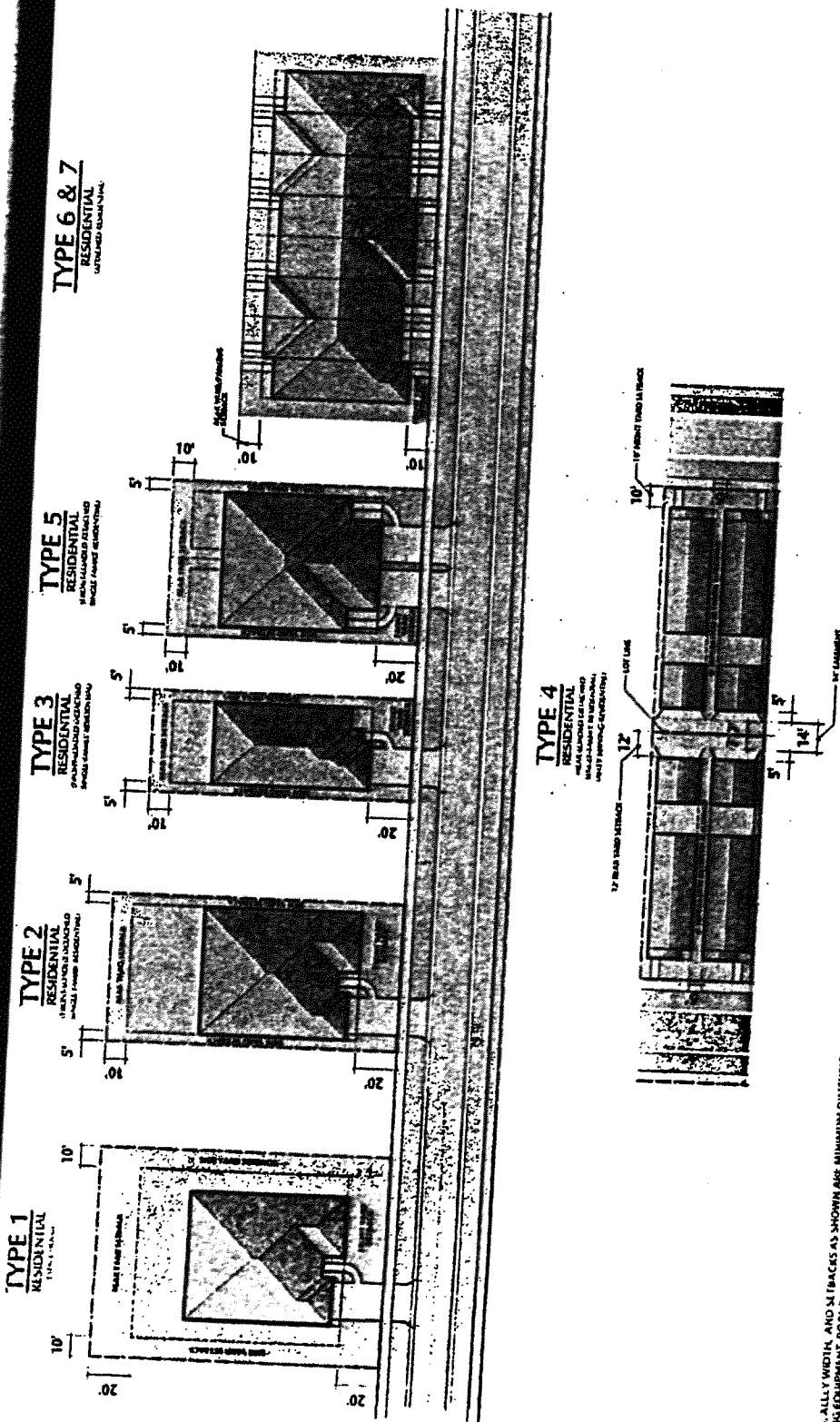
Typical Boulevard Section

EXHIBIT B



Typical Alley Section

EXHIBIT C



NOTES:

1. LOT DIMENSIONS, ALLEY WIDTH, AND SETBACKS SHOWN ARE MINIMUM DIMENSIONS. GREATER DIMENSIONS ARE PERMITTED.
2. ALL CONDITIONING EQUIPMENT, PUMPS AND EQUIPMENT, AND THE LIKE SHALL BE PERMITTED IN SIDE AND REAR YARD SETBACKS.
3. LOUNGES, VERANDAS, ROOF OVERHANGS, OR OTHER NON-STRUCTURAL PROJECTIONS ARE PERMITTED IN SIDE AND REAR YARD SETBACKS.
4. ALLEYS MAY BE PLACED IN ALSEMENTS, OR RIGHT-OF-WAY. ALLEYS MAY ALSO INCLUDE SETBACKS INTO DRIVEWAYS OR DRIVEWAYS.
5. RESIDENTIAL TYPES 6 AND 7 MAY BE PROMOTED FOR THIS DEVELOPMENT AND ANY SETBACKS OR DRIVEWAYS OR DRIVEWAYS.
6. STRUCTURES, DRIVEWAYS AND IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY. SPECIFIC DESIGN AND LOCATION WILL BE PROVIDED DURING THE NEIGHBORHOOD PLAN PROCESS.

Cedar Ridge

Residential Building Setbacks/Dimensions

CONCRETE ACQUISITIONS, LLC

SRINIVASA GANESH, FLORIDA



2011.08.01.001

EXHIBIT D

Cedar Ridge Land Use Trade-Off Matrix - Equivalency Matrix

| | | Increased Land Use | |
|--------------------|--------------------------------|--------------------------------|-----------------|
| | | Planned Unit Development (PUD) | Shopping Center |
| Decreased Land Use | Planned Unit Development (PUD) | | 6.016 du/ksf |
| | 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 (60×0.166)
- Add 8,000 SF of Shopping Center by reducing 48 PUD dwelling units (8×6.016)
- Reduce 20,000 SF of Shopping Center by adding 121 PUD dwelling units ($20 / 0.166$)
- Reduce 50 PUD dwelling units by adding 8,312 SF of Shopping Center ($50 / 6.016$)

Cedar Ridge Equivalency Calculator

Input instructions:

- Select the land use that is going to be increased from the pull down menu
- Select the trip generation method from the pull down menu
- Select the intensity increase
- Select the land use that is going to be decreased from the pull down menu
- Select the trip generation method from the pull down menu

Land Use to Increase

270 - Planned Unit Development

Trip Generation Method

Fitted Curve

Intensity Increase

200 dwelling units

Land Use to Decrease

820 - Shopping Center

Trip Generation Method

Fitted Curve

Intensity Decrease

0 dwelling units

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 12/11/11
 KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA
 BY [Signature]
 TRISTYCE ESK