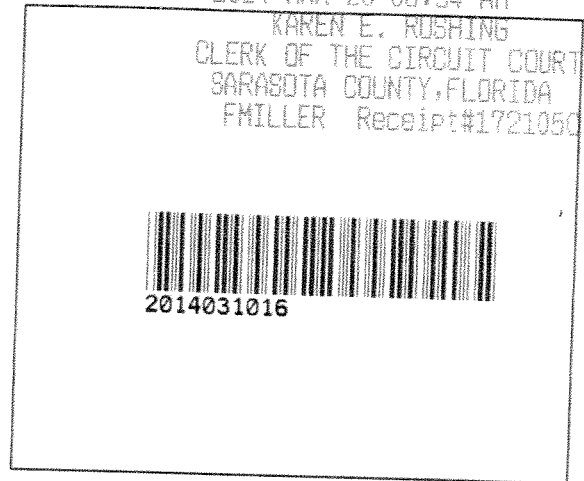


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014031016 32 PGS
2014 MAR 20 08:54 AM

Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

Charge to: Planning Services
Account# 51810000500489

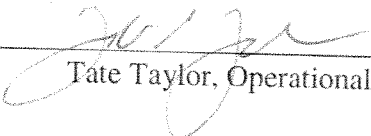
**NOTICE OF STIPULATIONS
AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO
THE SARASOTA COUNTY ZONING CODE**



The following property, located at the south side of Center Rd, west side of River Road in Sarasota County, Florida, owned by Resource Conservation of Sarasota, LLC, and described in Ordinance No. 2014-019 attached hereto, has been rezoned from a SAPD with stipulations to a SAPD with amended stipulations pursuant to Rezone Petition No. 13-16 filed by William D. Waddill, RLA, AICP Agent, and granted by Sarasota County on March 4, 2014 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

(Modifications, Stipulations and limitations are those described in Section 3 and Section 4 of Ordinance No. 2014-019.

This Notice of Stipulation is to correct Recorded Instrument # 2014027273

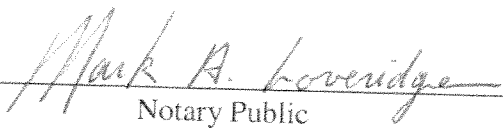

Tate Taylor, Operational Manager

**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 19th day of March, 2014.




Notary Public
State of Florida at Large

This instrument prepared by:
Cynthia Spraggins

Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

Charge to: Planning Services
Account# 51810000500489

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



The following property, located at the south side of Center Rd, west side of River Road in Sarasota County, Florida, owned by James R. Schier, and described in Ordinance No. 2014-019 attached hereto, has been rezoned to a SAPD with stipulations to a SAPD with amended stipulations pursuant to Rezone Petition No. 13-16 filed by William D. Waddill, RLA, AICP Agent, and granted by Sarasota County on March 4, 2014 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

(Modifications, Stipulations and limitations are those described in Section 3 and Section 4 of Ordinance No. 2014-019.

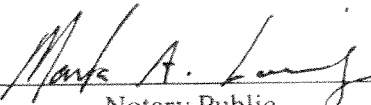

Tate Taylor, Operational Manager

**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 10th day of MARCH, 2014.




Notary Public
State of Florida at Large

This instrument prepared by:
Cynthia Spraggins



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

March 6, 2014

Honorable Karen E. Rushing
Clerk of the Circuit Court
Board Records Department
Sarasota County
1660 Ringling Boulevard, Suite 210
Sarasota, Florida 34236

Attention: Claudia Goodson, Deputy Clerk

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2014-019, which was filed in this office on March 6, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

Enclosures

ORDINANCE NO. 2014-019

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 MODIFICATIONS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

W. G. RUSSELL
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

2014 MAR -6 AM 8:45

FILED FOR THE

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. 13-16, 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 SAPD (Settlement Area Planned Development) with stipulations to SAPD (Settlement Area Planned Development) zone district with amended stipulations for the following described property located in Sarasota County, Florida:

THE LEGAL DESCRIPTION OF SAID PROPERTY IN SARASOTA COUNTY, FLORIDA BEING:

A TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 19 & 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH $01^{\circ}25'26''$ WEST, ALONG THE WEST LINE OF SECTION 20, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTER ROAD AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CENTER ROAD AS DESCRIBED IN THE OFFICIAL RECORDS OF SARASOTA COUNTY, INSTRUMENT NUMBER 2004173513, THE FOLLOWING TWO COURSES: (1) SOUTH $89^{\circ}27'31''$ EAST, A DISTANCE OF 872.54 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) EASTERLY 251.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,265.00 FEET, A CENTRAL ANGLE OF $11^{\circ}24'36''$, AND A CHORD BEARING AND DISTANCE OF NORTH $84^{\circ}50'11''$ EAST 251.50 FEET TO THE INTERSECTION OF THE ORIGINAL SOUTHERLY RIGHT OF WAY LINE OF CENTER ROAD (50.00 FEET FROM CENTER); THENCE SOUTH $89^{\circ}27'31''$ EAST, ALONG SAID LINE, A DISTANCE OF 734.75 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD #777 (WEST RIVER ROAD, 50.00 FEET FROM CENTER); THENCE ALONG THE VARIABLE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD #777, THE FOLLOWING SIXTEEN (16) COURSES: (1) SOUTH $30^{\circ}36'11''$ EAST, A DISTANCE OF 395.61 FEET; (2) SOUTH $27^{\circ}44'26''$ EAST, A DISTANCE OF 200.25 FEET; (3) SOUTH $30^{\circ}36'11''$ EAST, A DISTANCE OF 100.00 FEET; (4) SOUTH $33^{\circ}27'55''$ EAST, A DISTANCE OF 200.25 FEET; (5) SOUTH $30^{\circ}36'11''$ EAST, A DISTANCE OF 586.32 FEET TO A POINT ON A CURVE TO THE LEFT; (6) SOUTHEASTERLY 313.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,914.79 FEET, A CENTRAL ANGLE OF $06^{\circ}10'00''$, AND A CHORD BEARING AND DISTANCE OF SOUTH $33^{\circ}41'11''$ EAST 313.56 FEET; (7) SOUTH $36^{\circ}46'11''$ EAST, A DISTANCE OF 564.03 FEET; (8) SOUTH $52^{\circ}55'43''$ WEST, A DISTANCE OF 25.05 FEET; (9) SOUTH $36^{\circ}46'58''$ EAST, A DISTANCE OF 79.94 FEET; (10) NORTH $53^{\circ}03'20''$ EAST, A DISTANCE OF 25.04 FEET; (11) SOUTH $36^{\circ}46'11''$ EAST, A DISTANCE OF 186.38 FEET; (12) SOUTH $33^{\circ}54'26''$ EAST, A DISTANCE OF 200.25 FEET; (13) SOUTH $36^{\circ}46'11''$ EAST, A DISTANCE OF 421.00 FEET; (14) SOUTH $39^{\circ}37'55''$ EAST, A DISTANCE OF 200.25 FEET; (15) SOUTH $36^{\circ}46'11''$ EAST, A DISTANCE OF 2,118.00 FEET; (16) SOUTH $33^{\circ}54'26''$ EAST, A DISTANCE OF 53.20 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE ALONG THE EASTERLY LINE OF SAID

SECTION 20, SOUTH 02°41'00" WEST, A DISTANCE OF 661.21 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 89°37'36" WEST, A DISTANCE OF 2,588.56 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89°36'57" WEST, A DISTANCE OF 2,588.19 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20 AND THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, NORTH 89°53'12" WEST, A DISTANCE OF 2,585.27 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, NORTH 89°53'06" WEST, A DISTANCE OF 2,585.34 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, NORTH 00°16'01" EAST, A DISTANCE OF 2,589.23 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, NORTH 00°51'28" EAST, A DISTANCE OF 744.34 FEET; THENCE LEAVING SAID LINE, SOUTH 89°37'24" EAST, A DISTANCE OF 1,640.95 FEET; THENCE NORTH 00°53'49" EAST, A DISTANCE OF 665.37 FEET; THENCE NORTH 89°31'43" WEST, A DISTANCE OF 326.88 FEET; THENCE NORTH 00°49'16" EAST, A DISTANCE OF 1,255.89 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTER ROAD AS DESCRIBED IN THE OFFICIAL RECORDS OF SARASOTA COUNTY, INSTRUMENT NUMBER 2004173513 (AS AMENDED IN INSTRUMENT NUMBER 2007070724); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CENTER ROAD THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°26'34" EAST, A DISTANCE OF 1,300.90 FEET; (2) SOUTH 89°27'12" EAST, A DISTANCE OF 2,639.74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT;

THE PLAT OF "GRAND PALM, PHASE 1A" AS RECORDED IN PLAT BOOK 48, PAGE 5 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT;

THE PLAT OF "GRAND PALM, PHASE 1B" AS RECORDED IN PLAT BOOK 48, PAGE 20 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CONTAINING 740.24 ACRES, NET.

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.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.
3. 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.
4. 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.
5. Modification from Section 11.2.8.c.2.ii.c. (4) of the Zoning Ordinance. Intersection separation distances may exceed 1,000'.
6. 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.
7. 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.
8. Modification from 11.2.5.h.1 of the Zoning Ordinance. The 90 acres of lakes depicted on Exhibit F-2 may be included in the calculation of minimum open space.
9. 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 multi-family 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.

10. Modification from Section 11.2.5. Neighborhood Centers may contain multi-family. In addition, neighborhood centers may contain commercial consistent with 2050 standards.
11. 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.
12. 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.
13. 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 Development Concept Plan dated December 2, 2013, Maps C-3a and C-3b dated August 21, 2013, and Native Habitat Preservation Map - Map F-2, Wildlife Corridor Plan - Map F-3, 1000' + Roads without Intersections, 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 Conservation and Environmental Permitting.

- 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 nonresidential 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 1,999 (2 dwelling units per gross acre).
 6. The total non-residential (i.e., retail/commercial and office) land use shall not exceed a maximum of 150,000 square feet.

7. External open space shall be a minimum of 33 percent or 331.9 acres.
8. 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.
9. 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.
10. 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.
11. 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 Grand Palm (fka Blackburn Creek) Development of Critical Concern (Ordinance No. 2014-018).
12. 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.
13. A minimum of 33% (331.9 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 August 21, 2013 (and attached hereto as Exhibit A).
14. 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.
15. Applicant shall comply with all applicable requirements of the Zoning Code and other County ordinances, except for the modifications expressly granted herein.
16. The plat for Cedar Ridge shall be replatted to conform to the requirements herein prior to the first construction plan approval.

17. 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

18. 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.

19. 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), or obtain County approval of a proportionate share mitigation agreement for the required improvements, consistent with Subsection 163.3180(5), Florida Statutes.
20. 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 H.10 shall be implemented. 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).

21. 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), or obtain County approval of a proportionate share mitigation agreement for the required improvements, consistent with Subsection 163.3180(5), Florida Statutes.
22. Prior to or concurrent with the development of the subject parcel, the following improvements shall be constructed at the developer/owner's expense:
23. A southbound to westbound right-turn lane on River Road at the project's access driveway on River Road;
24. A northbound to westbound left-turn lane on River Road at the project's access driveway on River Road.
25. 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.

STORMWATER

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.

CONSERVATION AND ENVIRONMENTAL PERMITTING

28. The wetlands, mesic hammocks, pine flatwoods, restoration areas, and other uplands as shown on the approved native habitat preservation/alteration map 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 Conservation and Environmental Permitting. Exception may be granted by Conservation and Environmental Permitting 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 Conservation and Environmental Permitting.
29. 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.
30. 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 Conservation and Environmental Permitting 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, Conservation and Environmental Permitting shall be provided with all documentation from appropriate regulatory agencies regarding listed species issues associated with the site prior to construction plan approvals.

31. A wildlife corridor between the 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.
32. 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 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 right to the following: continue current 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.
33. All trees designated by Conservation and Environmental Permitting 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.
34. The master stormwater plan shall be reviewed by the land manager of the Jelks Conservation and Myakka ROMA to ensure the plan will be compatible with the existing managed habitats of the conservation area.
35. All lighting and landscape plans shall be compatible with the land management plans for the adjacent Jelks Conservation and Myakka ROMA.
36. 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 Conservation and Environmental Permitting.

37. Prior to commencement of any physical development of this property, except for the realignment of Squirrel Run Drive, the Development Order for the Grand Palm 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.
38. 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.

FISCAL REVIEW

39. The Fiscal Neutrality Report is approved for Phase I (Neighborhood 1) 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.
40. For the purpose of assessing fiscal neutrality, the Grand Palm (fka and approved as 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.
41. 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.

42. 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
43. 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:

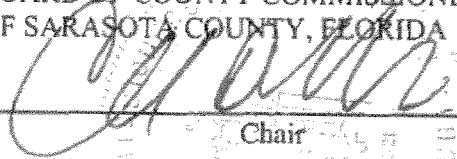
- a. There will be adequate turning radius provided for fire department apparatus on access roads.
- b. There will be adequate access and clearances to the structures for engine and ladder trucks.
- c. The minimum requirements for access, ingress, and egress on the site must at least meet the minimum 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 Grand Palm to River Road shall not affect the future fire station ingress and egress development.

Section 5. The modifications and stipulations set forth in Sections 3 and 4 of Ordinance No. 2011-056 and the stipulations set forth in Section 3 of Ordinance No. 2010-078 are superseded by the modifications and stipulations set forth in Section 3 and 4 above.

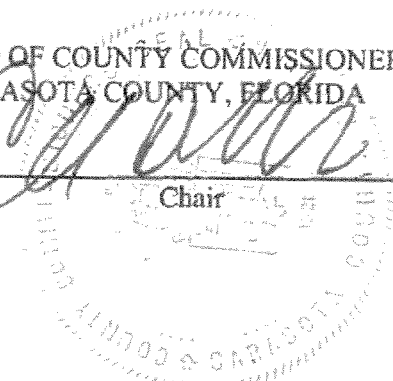
Section 6. Effective Date. This Ordinance shall take effect immediately upon filing with the Office of the Secretary of State of Florida.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 4th day of March, 2014.

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: Delwora Diakatos
Deputy Clerk

EXHIBIT A
DEVELOPMENT CONCEPT PLAN SERIES

A2014-019

LEGEND

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

SITE STATISTICS

± 6.1005.7 AC. (100%)
 TOTAL SITE AREA:
 331.0 AC. (13%)
 WETLAND AREA:
 92.0 AC. (28%)
 RESIDUAL WETLAND SPORADIC AREA:
 146.8 AC. (44%)
 PRESERVED WETLAND (HABITAT):
 42.5 AC. (13%)
 INTERNAL OPEN SPACE AREA (PARKS):
 1998 DU.
 TOTAL DWELLING UNITS:
 3.0 DU./AC.
 GROSS DEVELOPMENT DENSITY:
 NON-RESIDENTIAL GSF/VILLAGE CENTER:
 150,000 GSF.

RESIDENTIAL TYPE

TYPE	N1	N2	N3	VC	TOTAL
1. RESIDENTIAL (SINGLE)	0	1	0	0	1
2. RESIDENTIAL (TWO UNITS)	10	60	30	0	100
3. SINGLE (SINGLE HOUSEHOLD)	375	0	0	0	375
4. SINGLE (TWO HOUSEHOLDS)	147	0	0	0	147
5. MULTIFAMILY RESIDENTIAL	0	0	120	0	120
6. MULTIFAMILY RESIDENTIAL	0	12	0	0	12
7. IMPROVEMENT	0	0	0	0	0
8. RETAIL/COMMERCIAL	0	0	0	0	0
9. OTHER (TOTAL)	0	0	0	0	0
TOTAL	532	636	150	0	1318

NOTES:

1. VILLAGE CENTER DEVELOPMENT: THE PERCENTAGE OF RESIDENTIAL UNITS THAT ARE TO BE DEVELOPED IN THE VILLAGE CENTER IS 10% OF THE TOTAL DEVELOPMENT.
2. A LAND USE TRAIL OR FPL EASEMENT IS PERMITTED TO BE PLACED IN ANY PHASE.
3. DEVELOPMENT CRITERIA: ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA AND STANDARDS FOR THE VILLAGE CENTER.
4. PHASES 1 AND 2 SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA AND STANDARDS FOR THE VILLAGE CENTER.

QUE-1
 RECEIVED BY
 PLANNING SERVICES
 DECEMBER 2, 2013



PHASES 1 AND 2
 EXCEPTED OUT OF
 REZONING APPLICATION

Grand Palm (i.k.a. - Blackburn Creek/ Cedar Ridge)
 Development Concept Plan (Phases 1 and 2 Excepted)

RESOURCE CONSERVATION OF SARASOTA, LLC
 SARASOTA COUNTY, FLORIDA



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 B.D.6.1

RECEIVED BY
PLANNING SERVICES
AUGUST 21, 2013



Grand Palm (f.k.a. - Blackburn Creek/ Cedar Ridge)

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

RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY, FLORIDA



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



Grand Palm (k.a. - Blackburn Creek/ Cedar Ridge)

DOCC: Bicycle and Pedestrian Plan - Map C-3b

RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY, FLORIDA

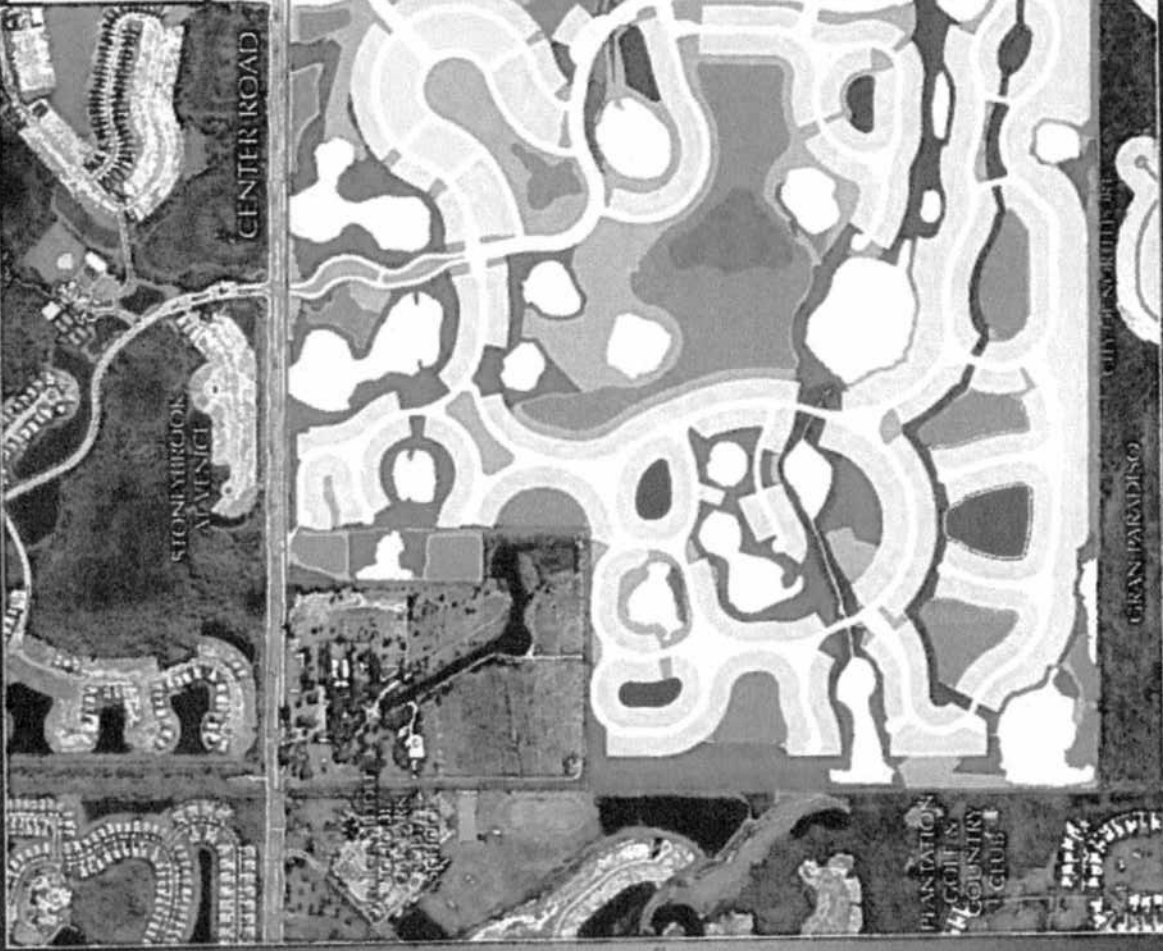


**NATIVE HABITAT PRESERVATION PLAN
LEGEND - LAND USE / ACREAGE**

APPROXIMATE PROPERTY BOUNDARY +/- 1005.7 AC. (188%)	INTERNAL OPEN SPACE/ ADD'L DEVELOPMENT AREA	INTERNAL OPEN SPACE AREA +/- 332 AC. (13%)	1100%
DEVELOPMENT AREA	WETLAND IMPACTS	OPEN SPACE LAKES +/- 87 AC. (8%)	1400%
LOT AREA	WETLAND IMPACTS	PRESERVED WETLANDS +/- 92 AC. (9%)	127%
RIGHT-OF-WAY AREA	WETLAND IMPACTS	PIKE FLATWOODS +/- 89 AC. (8%)	117%
VILLAGE CENTER AREA	WETLAND IMPACTS	MISC HAMMOCK +/- 9 AC. (0.9%)	11%
INTERNAL LAKES	WETLAND IMPACTS	MIXED HARDWOODS +/- 32 AC. (3.2%)	97%
INTERNAL OPEN SPACE/ ADD'L DEVELOPMENT AREA	WETLAND IMPACTS	RESTORED MIXED HARDWOODS +/- 14 AC. (1.4%)	132%
WETLAND IMPACTS	WETLAND IMPACTS	RESTORED PINE FLATWOODS +/- 6 AC. (0.6%)	11%
EXTERNAL OPEN SPACE AREA +/- 332 AC. (13%)	WETLAND IMPACTS	PRESERVED OSW/STREAM +/- 3 AC. (0.3%)	91%

NOTE 1: NATIVE HABITAT PRESERVATION PLAN AREA IS SUBJECT TO CHANGE AS MORE INFORMATION IS OBTAINED. THE PRESERVATION PLAN IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF PREPARATION. THE PRESERVATION PLAN IS SUBJECT TO CHANGE. FINAL CONFIRMATION OF THE PRESERVATION PLAN WILL BE PROVIDED BY THE FLORIDA DEPARTMENT OF NATURAL RESOURCES. THE PRESERVATION PLAN IS SUBJECT TO CHANGE AS MORE INFORMATION IS OBTAINED. THE PRESERVATION PLAN IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF PREPARATION. THE PRESERVATION PLAN IS SUBJECT TO CHANGE. FINAL CONFIRMATION OF THE PRESERVATION PLAN WILL BE PROVIDED BY THE FLORIDA DEPARTMENT OF NATURAL RESOURCES.

NOTE 2: THE MAP INCLUDES INTERNAL OPEN SPACE AS DETERMINED BY SARASOTA COUNTY AND/OR LOTS AS DETERMINED BY SARASOTA COUNTY. THE PRESERVATION PLAN IS SUBJECT TO CHANGE AS MORE INFORMATION IS OBTAINED. THE PRESERVATION PLAN IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF PREPARATION. THE PRESERVATION PLAN IS SUBJECT TO CHANGE. FINAL CONFIRMATION OF THE PRESERVATION PLAN WILL BE PROVIDED BY THE FLORIDA DEPARTMENT OF NATURAL RESOURCES.



Grand Palm (f.k.a. - Blackburn Creek/ Cedar Ridge)
DOCC Native Habitat Preservation Map - Map F-2



Grand Palm (i.k.a. - Blackburn Creek/ Cedar Ridge)

DOCC Wildlife Corridor Plan - Map F-3 - NON-BINDING

RESOURCE CONSERVATION OF SARASOTA, LLC
SARASOTA COUNTY, FLORIDA





LEGEND

- PROPERTY BOUNDARY
- ROADS IN EXCESS OF 1000 FT.
- ROADS IN INTERSECTION AS SHOWN
- INTERSECTIONS AS SHOWN

Grand Palm (f.k.a. - Blackburn Creek/ Cedar Ridge)

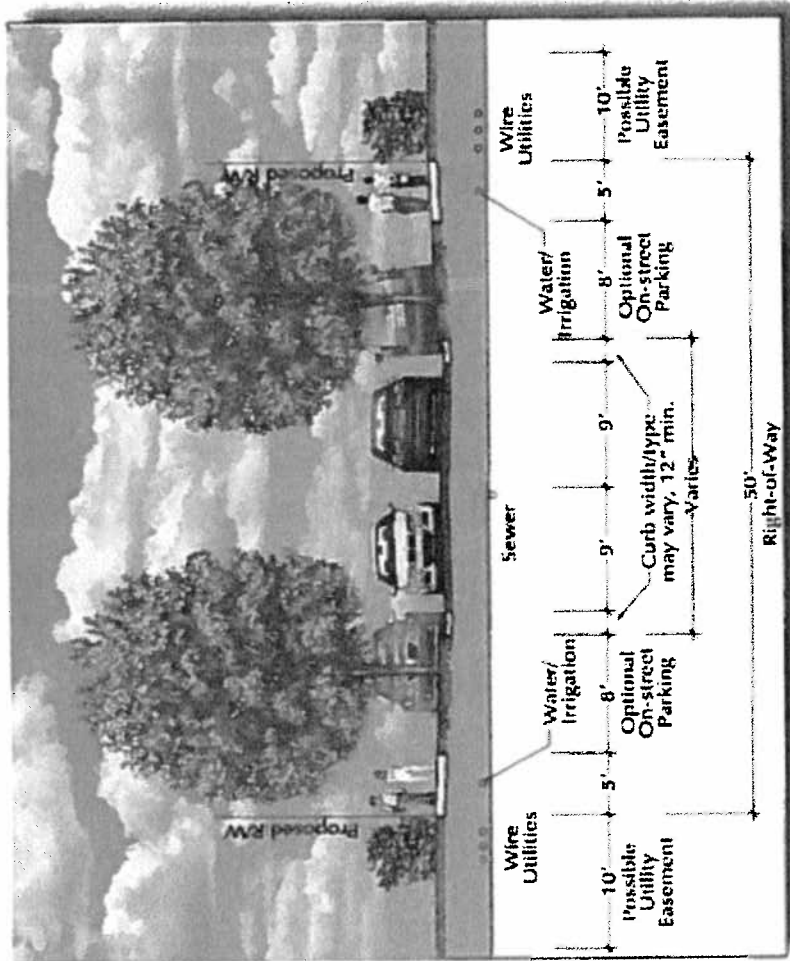
DOCC 1000' + Roads Without Intersections - Exhibit D

RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY, FLORIDA

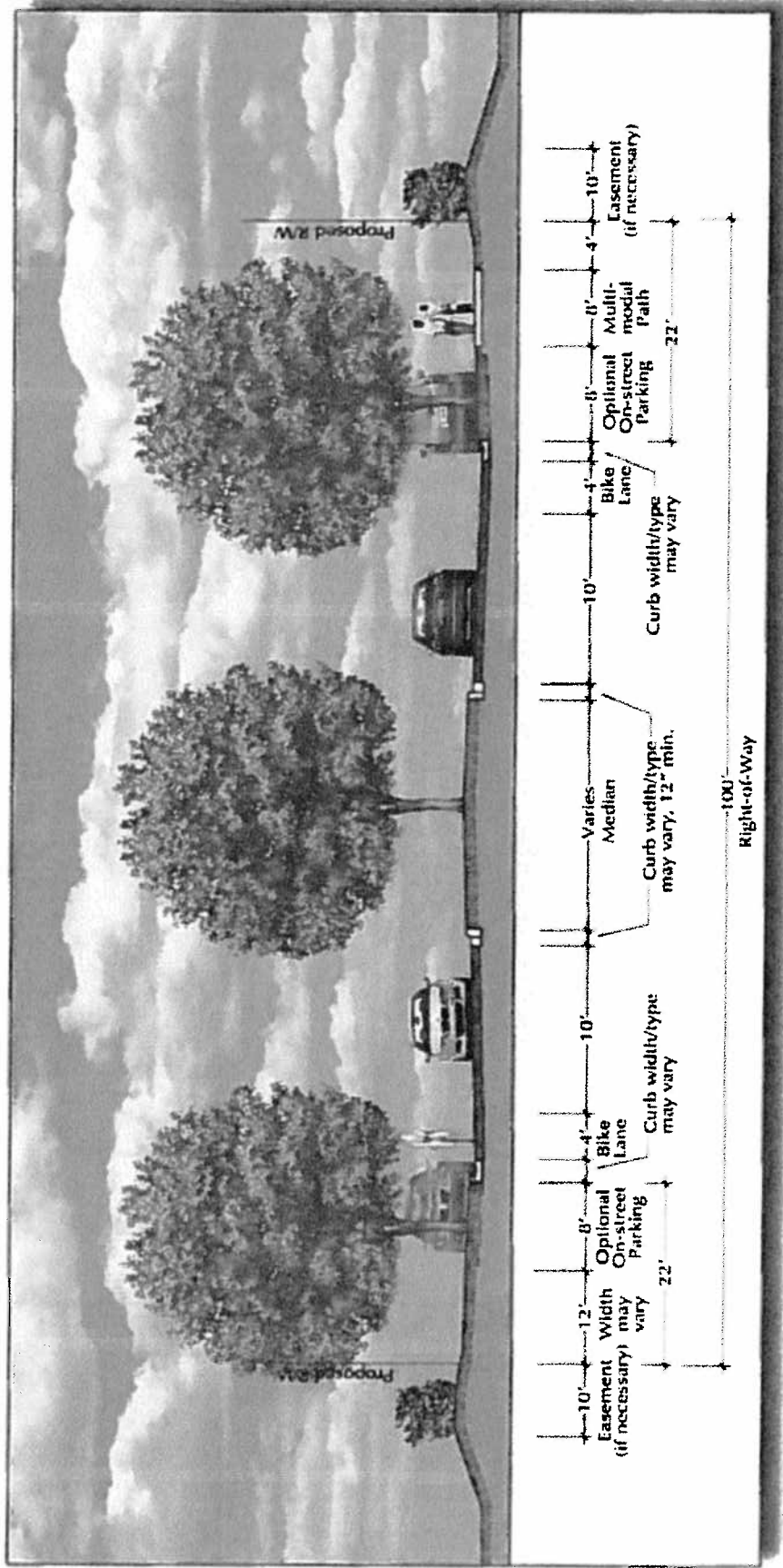


EXHIBIT B
ROADWAY CROSS-SECTIONS

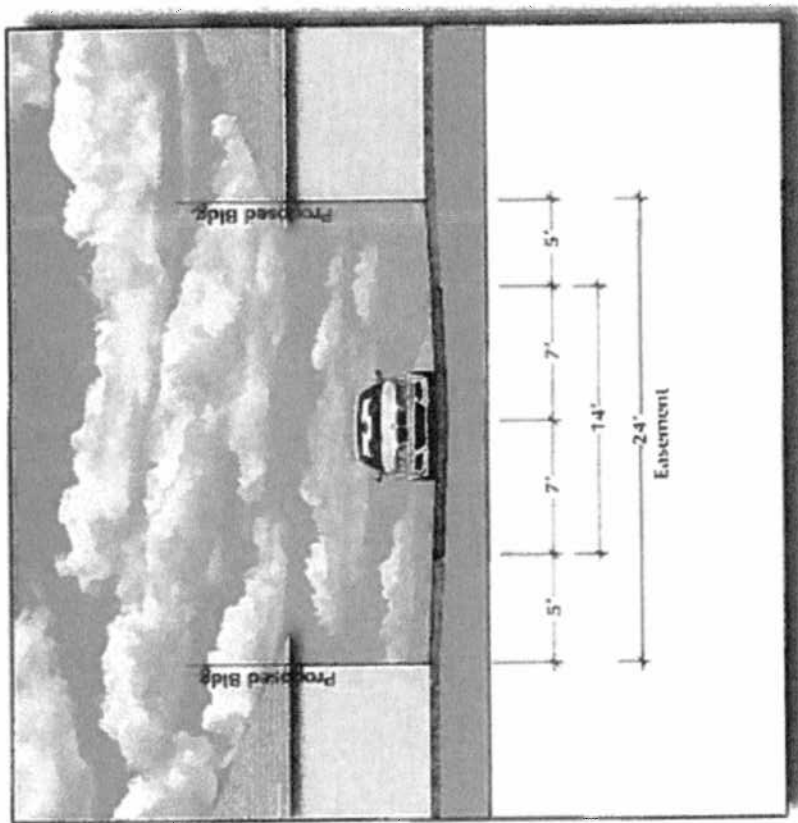


Typical Residential Street Section

1702014-019



Typical Boulevard Section



Typical Alley Section

EXHIBIT C
RESIDENTIAL BUILDING SETBACKS/DIMENSIONS

02014-019

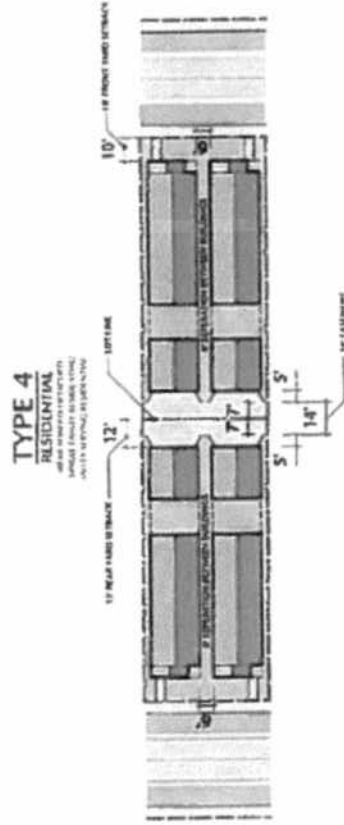
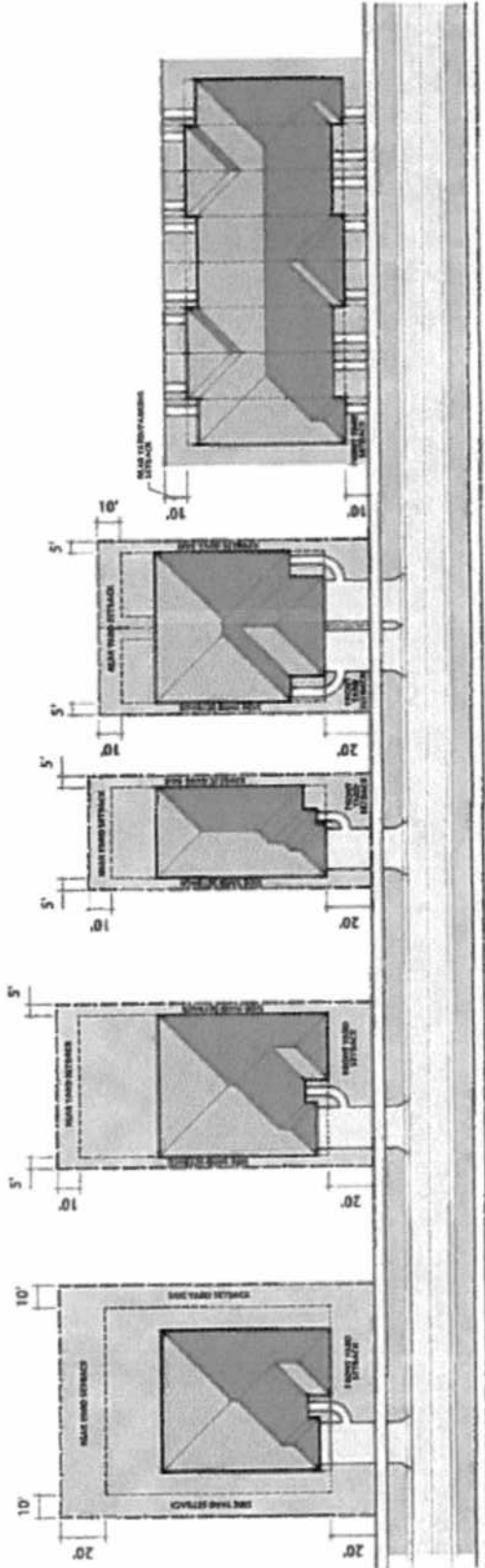
TYPE 6 & 7
RESIDENTIAL

TYPE 5
RESIDENTIAL

TYPE 3
RESIDENTIAL

TYPE 2
RESIDENTIAL

TYPE 1
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, VEREERS, 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.
 6. STRUCTURES, DRIVEWAYS AND IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY. SPECIFIC DESIGN AND LOCATION WILL BE PROVIDED DURING THE BUILDING PERMIT STAGE.



EXHIBIT D
LUTM (LAND USE TRADE OFF MATRIX)

MAD14-019

EXHIBIT D

Grand Palm Land Use Trade-Off Matrix - Equivalency Matrix

		Increased Land Use	
Decreased Land Use		Planned Unit Development (PUD)	Shopping Center
	Planned Unit Development (PUD)		5.984 du/ksf
	Shopping Center	0.167 ksf/du	

1. Land use changes are based on PM peak hour two-way traffic.
2. Equivalency factors are based on the ITE Trip Generation 9th Edition's average rate for each land use.

Examples:

- Add 60 PUD dwelling units by reducing 10,020 SF of Shopping Center (60×0.167)
- Add 8,000 SF of Shopping Center by reducing 48 PUD dwelling units (8×5.984)
- Reduce 20,000 SF of Shopping Center by adding 120 PUD dwelling units ($20 / 0.167$)
- Reduce 50 PUD dwelling units by adding 8,356 SF of Shopping Center ($50 / 5.984$)



