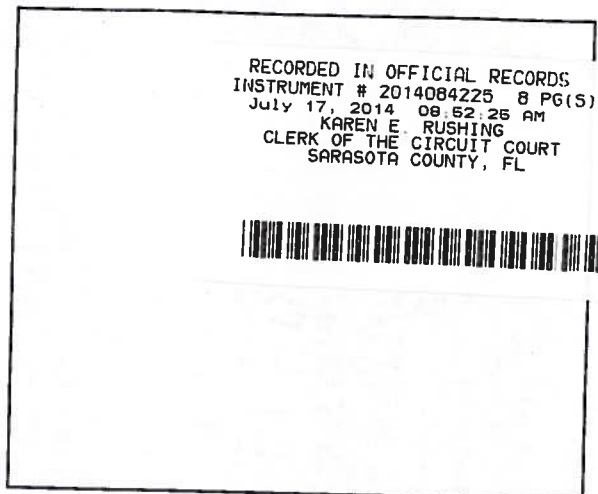


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

Customer ID# 5223
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 in Sarasota County, Florida, owned by WynnStay Hunt, Inc., and described in Ordinance No. 2014-36 attached hereto, has been rezoned to a RSF-2/PUD (Residential, Single-Family, 3.5 units/acre, Planned Unit Development), zone district pursuant to Rezone Petition No. 13-27 filed by James A. Paulmann, FAICP, Agent, and granted by Sarasota County on July 9, 2014, 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 4 of Ordinance No. 2014-036, attached hereto)

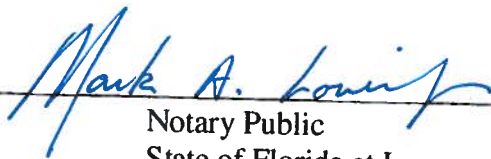

Tate Taylor, Operational Manager

**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 15th day of July, 2014.

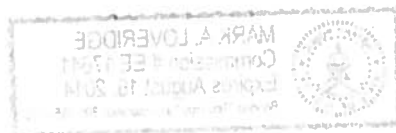



Notary Public
State of Florida at Large

This instrument prepared by:
CMS

1000

MARK A. LOVERIDGE





FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 10, 2014

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

Attention: Deborah Diakatos: Recording Secretary, Board Records

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. 2014-036, which was filed in this office on July 10, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/mrh

Enclosures

ORDINANCE NO. 2014-036

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 MODIFICATIONS; 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:

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 13-27, requesting rezoning of the property described herein.
2. 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.
3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
4. 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 for approximately 68 acres from PCD/ILW (Planned Commerce Development/Industrial Light Manufacturing and Warehousing) and PCD/OPI (Planned Commerce Development/Office, Professional and Institutional) zone district to RSF-2/PUD (Residential, Single-Family, 3.5 units/acre, Planned Unit Development zone district for the following described property located in Sarasota County, Florida:

BOARD RECORDS
FILED FOR THE RECORD
2014 JUL 0 11:32
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY FL

PARCELS F & G AND TRACT 203 OF THE PALMER PARK OF COMMERCE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 32, 32A-32E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Section 3. Modifications. Pursuant to Article 6.11.2.f of the Sarasota County Zoning Ordinance, the Board approves the following PUD modifications:

1. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Subdivision Technical Manual, Section B.3.a.4, Local Street) is granted to reduce the width of local cul-de-sac streets from 22 to 20 feet in width, as shown on the Development Concept Plan.
2. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Subdivision Technical Manual, Section A.4.b, Utility Easements) is granted to eliminate rear and side yard lot line utilities and drainage easements, as shown on the Development Concept Plan.
3. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Subdivision Technical Manual, Section A.3.a.3, Minimum Street Design Specifications) is granted to reduce the minimum roadway center line turning radius of 100' with delta greater than 60 degrees for traffic calming, as shown on the Development Concept Plan.
4. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from Zoning Regulations (Zoning Code, Section 7.8.2.e, Subdivision Wall height) is granted to allow a maximum 8-foot high wall atop a maximum 4-foot high berm within that segment of the north boundary buffer extending from Sawyer Road eastward a distance of approximately 660', as shown on the Development Concept Plan.

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. All preliminary plans, site and development plans, construction plans, and final plats shall comply with the Development Order for Increment IV of the Palmer Ranch Development of Regional Impact (Resolution No. 89-205, as amended).
2. Development shall take place in substantial accordance with the Development Concept Plan date stamped January 28, 2014, and attached hereto as Exhibit "A", except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
3. The wetland and associated upland vegetative buffer shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans. All activities including but not limited

to 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 hand removal of nuisance/invasive vegetation.


4. Mesic hammock areas not approved for removal shall be preserved. All activities including filling, excavating, altering of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas, except where approved by Conservation & Environmental Permitting through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
5. The Master Surface Water Management Plan shall be consistent with the Catfish Creek and Matheny Creek Basin Master Plans.
6. Prior to or concurrent with the development of the subject parcel, the Owner shall construct the necessary geometric lane configurations, install a traffic signal pole and mast arm for the eastbound approach, and modify the signal timing to accommodate the west leg of the McIntosh Road and Sawyer Loop Road intersection.
7. The buffer along the north boundary shall have a minimum .7 opacity consistent with the requirements of Section 7.3.8, Zoning Regulations. Additionally, that segment of the north boundary buffer extending from Sawyer Road eastward a distance of approximately 660', as depicted on the Development Concept Plan, shall include a minimum 6' high, precast concrete wall constructed upon a minimum 3' high berm.
8. The Declaration of Protective Covenants to be recorded concurrently with the Final Plat and all sales contracts for the initial sale of lots shall include a "Notice of Proximity to Industrial Uses" statement putting purchasers on notice that lands immediately north are zoned Planned Industrial District ("PID") and contain large industrial, warehousing and distribution buildings, uses and accessory outdoor activities regulated by the Sarasota County Zoning Regulations and binding zoning plans which may operate 24 hours a day, 7 days a week, and may generate noises, light, odors and truck traffic.
9. The Owner shall install a stop sign at each of the three legs of the intersection of Sawyer Road and the driveway serving the PID-zoned lands immediately north of the subject property (Publix Distribution Center), creating a "three-way stop." Each of the three stop signs shall be installed before the north access of the subject property shown on the Development Concept Plan is completed. Nothing contained in this condition shall preclude Sarasota County from subsequently making or requiring operational improvements to the intersection consistent with applicable regulations.

The stipulations herein supersede the stipulations in Ordinance No. 97-027 for the area described in Section 2 of this Ordinance.

Section 5. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office, or the effective date of Ordinance No. 2014-035, including final resolution of any appeals, whichever is later.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 9th day of July, 2014.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA.

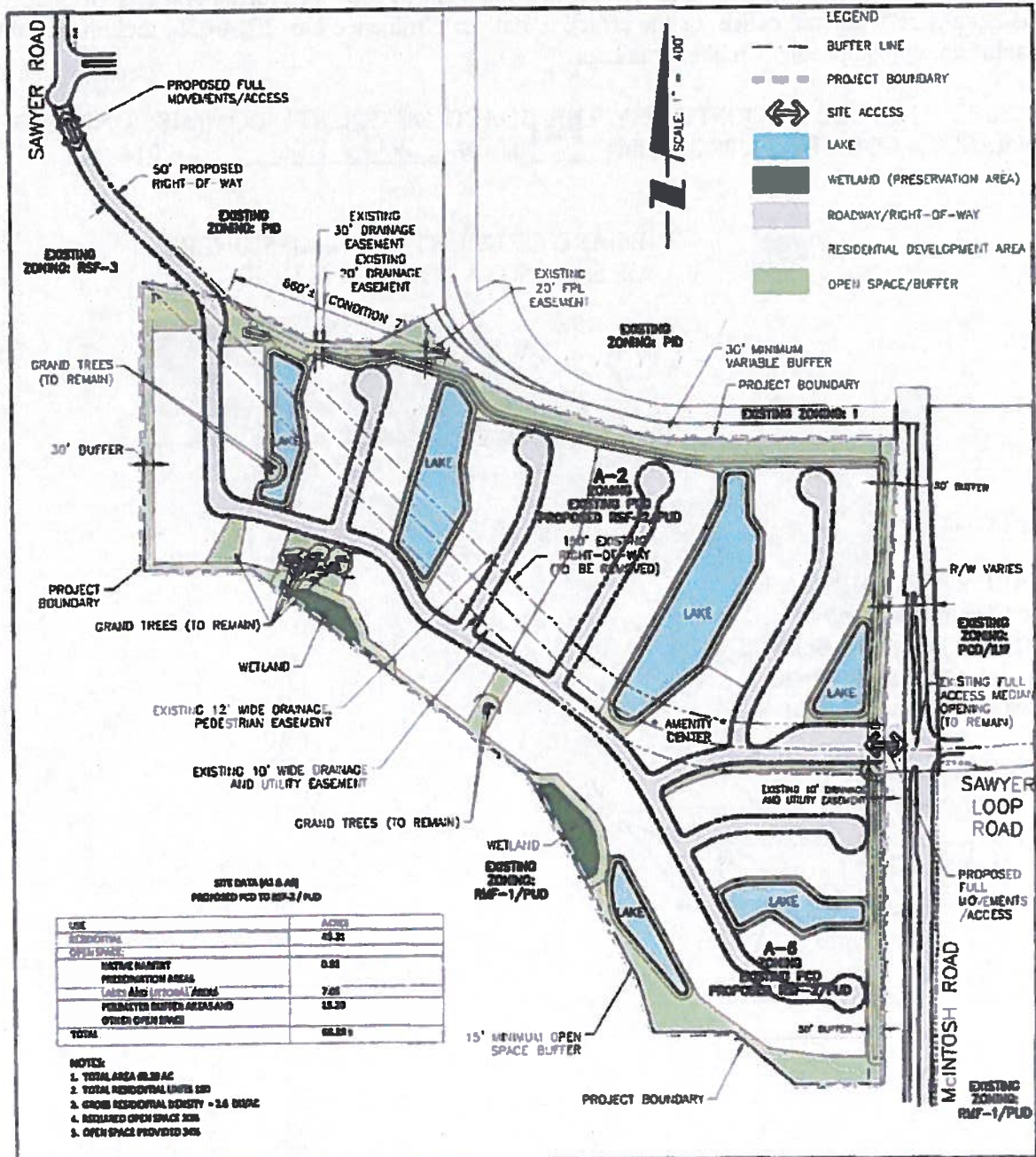

Chair

ATTEST:

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

By: 
Deputy Clerk

EXHIBIT A – DEVELOPMENT CONCEPT PLAN



SITE DATA (AS SHOWN)
PROPOSED PCD TO RSF-3 / PUD

USE	ACRES
RESIDENTIAL	45.32
OPEN SPACE	
NATIVE HANDBY	0.50
PRESERVATION AREAS (LAKE AND LITTORAL AREAS)	7.00
PERIMETER BUFFER AREAS AND OTHER OPEN SPACE	15.30
TOTAL	68.12

- NOTES:**
- TOTAL AREA 68.12 AC
 - TOTAL RESIDENTIAL UNITS 280
 - GROSS RESIDENTIAL DENSITY = 3.4 UNITS/AC
 - DECLARED OPEN SPACE 30%
 - OPEN SPACE PROVIDED 34%

PROJECT: PALMER RANCH – (REZONE PARCELS A-2 & A-6)
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.



Stantec
 5900 Professional Parkway East, Sarasota, FL 34203-8414
 Phone 941-807-8800 • Fax 941-807-8810
 Certificate of Accreditation #27013 • www.stantec.com

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BINDING DEVELOPMENT CONCEPT PLAN			
SCALE	AS NOTED	DATE: NOVEMBER 2013	
SIZE	14x15	375	18F
PROJECT NO.	215611562		DRAWING NO.
ISSUED BY/EXP. NO.	CLL/96591		SHEET NO.
			3

BINDING DEVELOPMENT CONCEPT PLAN

2 OF 2

SECTION A. 3.B OF THE SUBDIVISION TECHNICAL MANUAL

MODIFICATION PER SECTION 6.11.2.F OF THE SARASOTA COUNTY ZONING REGULATIONS,
ALLOWING MODIFICATIONS TO THE LAND DEVELOPMENT REGULATIONS

1. SECTION B.3.A.4 OF THE SUBDIVISION TECHNICAL MANUAL TO REDUCE THE REQUIRED PAVEMENT WIDTH OF LOCAL (CUL-DE-SAC) STREETS FROM 22 TO 20 FEET WIDE.
2. SECTION A.4.B OF THE SUBDIVISION TECHNICAL MANUAL TO ELIMINATE REAR AND SIDE YARD LOT LINE UTILITIES AND DRAINAGE EASEMENTS.
3. SECTION A.3.A.3 OF THE SUBDIVISION TECHNICAL MANUAL TO REDUCE THE MINIMUM ROADWAY CENTER LINE TURNING RADIUS OF 100' WITH DELTA GREATER THAN 60 DEGREES FOR TRAFFIC CALMING.

MODIFICATION PER SECTION 6.11.2.F OF THE SARASOTA COUNTY ZONING REGULATIONS,
ALLOWING MODIFICATIONS TO THE ZONING REGULATIONS

1. SECTION 7.8.1A OF THE ZONING REGULATIONS, TO ALLOW A MAXIMUM 8-FOOT HIGH WALL UPON A BERM WITHIN THE NORTHERN PARCEL BOUNDARY EAST OF SAWYER LOOP ROAD WEST.

NOTES:

1. MINOR MODIFICATION TO WETLAND JURISDICTION LIMITS, MITIGATION REQUIREMENTS, OPEN SPACE AND DEVELOPED AREA MAY BE ALLOWED CONSISTENT WITH REGULATORY AGENCY REVIEW AND APPROVAL.
2. WETLAND BUFFERS MAY BE SLIGHTLY MODIFIED TO ACCOMMODATE LAND PLANNING SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL.
3. SLIGHT ALTERATION TO MESIC HAMMOCK MAY BE REQUIRED AS A RESULT OF FUTURE LAND PLANNING.
4. STORMWATER LAKES MAY BE MODIFIED BASED UPON FINAL DESIGN, OTHER ENGINEERING AND FINAL PERMITTING REQUIREMENTS.
5. PURSUANT TO SECTION 6.11.2.C OF THE ZONING REGULATIONS, THE DEVELOPMENT AREAS WILL CONTAIN SINGLE-FAMILY HOMES, A COMMUNITY CENTER WHICH MAY INCLUDE PARKS, PLAYGROUNDS, AND OTHER SIMILAR USES OF AN ASSOCIATED NATURE
6. EXISTING ZONING - PCD/ILW & PCD/OPI
 PROPOSED ZONING - RSF-2/PUD
7. A VEGETATIVE WATERCOURSE BUFFER WILL BE PROVIDED ALONG THE CHANNELIZED PORTION OF METHANY CREEK IN COMPLIANCE WITH SECTION A OF THE SITE DEVELOPMENT DESIGN TECHNICAL MANUAL.

PROJECT: PALMER RANCH - (REZONE PARCELS A-2 & A-6)

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.



Stantec

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CONCEPTUAL DEVELOPMENT PLAN

SCALE:	AS NOTED	DATE:	NOVEMBER 2013
SEC:	14&15 375 18E	REV. NO.:	
PROJECT NO.:	215611562	BOOK NO.:	
DRAWN BY/DATE:	CLL/96591	SHEET NO.:	3A

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5408 SOUTH DICKENS STREET
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
FAX: 773-936-3701
WWW: WWW.CHEM.UCHICAGO.EDU

RECEIVED
DATE: 10/10/00
TIME: 10:10 AM

FROM: [Illegible]
TO: [Illegible]

SUBJECT: [Illegible]

[Illegible text follows]