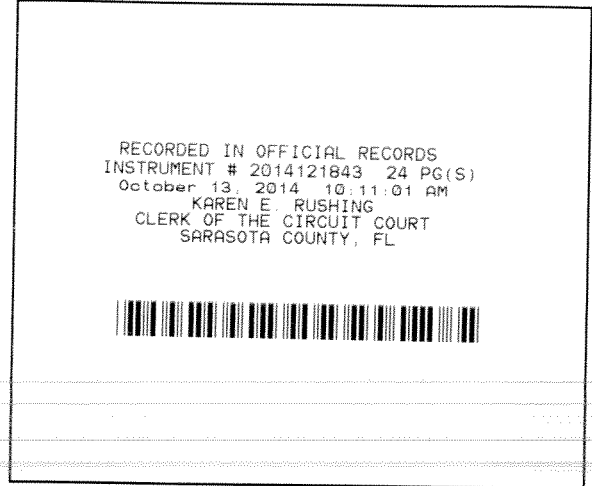


24
Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

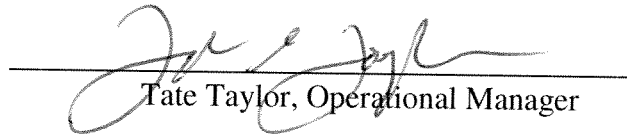
Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489

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



The following property, located at 2401 Beneva Road, in Sarasota County, Florida, owned by Grosvenor Square Capital, LLC and described in Ordinance No. 2014-063 attached hereto, has been rezoned to a RSF-3/PUD (Residential, Single-Family, 4.5 units/acre/Planned Unit Development) w/amended stipulations zone district pursuant to Rezone Petition No. 14-10 filed by Joel J. Freedman, AICP, Agent, and granted by Sarasota County on September 24, 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 3 of Ordinance No. 2014-063, attached hereto)

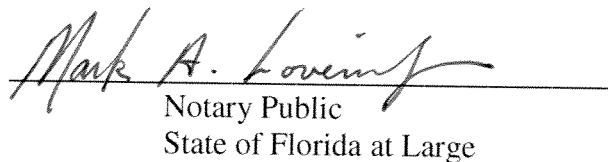

Tate Taylor, Operational Manager

**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 9th day of October, 2014.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS





FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 1, 2014

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

Attention: Cheryl Dexter, Recording Secretary

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your corrected electronic copy of Sarasota County Ordinance No. 2014-063, which was filed in this office on September 30, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

SUBSTITUTE ORDINANCE NO. 2014-063

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.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL
2014 SEP 30 PM 2:18
BOARD ROOM
FILED FOR THE RECORD

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 Rezoning Petition No. 14-10, 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 from RSF-3/PUD (Residential, Single-Family, 4.5 units/ acre/Planned Unit Development) with stipulations to RSF-3/PUD (Residential, Single-Family, 4.5 units/ acre/Planned Unit Development) zone district with amended stipulations for the following described property located in Sarasota County, Florida:

**East and West of Beneva Road, north of Webber Street and
being more particularly described as follows:**

PARCEL 1 (CLUBHOUSE SITE) (PER O.R. BOOK 1178 P. 949)

PORTIONS OF LOTS 6-S, 7-S, AND 8-S (NOT INCLUDED), BLOCK 1, OF A RESUB. OF HYDE PARK CITRUS SUB. AS RECORDED IN PLAT BOOK 3, PAGE 86, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF NW 1/4 OF SEC. 34, TWP. 36 S, RGE. 18 E, SARASOTA COUNTY, FLORIDA (SAID CORNER BEING ALSO THE INTERSECTION OF BENEVA RD. AND WEBBER STREET, AS RECORDED IN SOUTH GATE SUB. UNIT 36 AS RECORDED IN PLAT BOOK 16, PAGE 9A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); RUN THENCE N.0°01'27"E, 450' TO A POINT ON THE N'LY LINE OF THE SAID UNIT 36; THENCE N.89°46'52"E, 68' TO THE EASTERLY R/W LINE OF A 100' R/W FOR BENEVA RD. AS SHOWN ON THE UNRECORDED PLAT OF FOREST LAKES COUNTRY CLUB ESTATES UNIT #1; THENCE N 0 DEG. 01'27"E ALONG SAID EASTERLY R/W LINE 250' TO A P.O.B.; THENCE CONTINUE N.0°01'27"E. ALONG SAID R/W LINE 700'; THENCE N 89 DEG. 46'52"E, 382'; THENCE S 0 DEG. 1'27"W, 700'; THENCE S 89 DEG. 46'52"W, 382' TO THE P.O.B., BEING AND LYING IN SECTION. 34. TOWNSHIP 36 SOUTH, RANGE. 18 EAST.

ALSO (PER OR. BOOK 1205, P.1469)

TRACT 1, BLOCK T, FOREST LAKES COUNTRY CLUB ESTATES, UNIT 3. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 35 AND 35-A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 1 (PER O.R. BOOK 1178 P. 958)

COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF SECTION. 33, TWP. 36 S., RGE 18 E., AS SHOWN ON PLAT OF FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 2, RECORDED IN PLAT BOOK 18, PAGE 3A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLA; THENCE N.0°01'27"E. ALONG THE E'LY LINE OF SAID SEC. 33 (W'LY LINE OF SEC. 34), 1355.01'; THENCE S.89°58'33"E., 68' TO A POINT ON THE E'LY R/W LINE OF BENEVA ROAD (100.00' R/W) FOR A POINT OF BEGINNING; THENCE N.0°01'27"E. ALONG SAID E'LY R/W LINE OF BENEVA ROAD, 125.58'; THENCE N.89°43'27"E. ALONG A LINE WHICH IS PARALLEL TO AND 20.0' SOUTHERLY THEREFROM THE SOUTHERLY LINE OF LOT 15, BLOCK J OF SAID FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 2, 485.48'; THENCE S. 0°01'03"E. ALONG THE SOUTHERLY EXTENSION OF THE E'LY LINE OF SAID BLOCK J, 125.28'; THENCE S. 89°44'35"W, 485.56' TO THE P.O.B.

ALL LYING AND BEING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA. CONTAINING 1.40 ACRES, MORE OR LESS.

LESS (PER O.R. BOOK 1235 P. 155)

COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF SECTION. 33, TWP. 36 S., RGE 18 E., AS SHOWN ON PLAT OF FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 2, RECORDED IN PLAT BOOK 18, PAGE 3A OF THE PUBLIC RECORDS OF SARASOTA

COUNTY, FLA; THENCE N.0°01'27"E. ALONG THE E'LY LINE OF SAID SEC. 33 (W'LY LINE OF SEC. 34), 1355.01'; THENCE S.89°58'33"E., 68' TO A POINT ON THE E'LY R/W LINE OF BENEVA ROAD (100.00' R/W) FOR A POINT OF BEGINNING; THENCE N.0°01'27"E. ALONG SAID E'LY R/W LINE OF BENEVA ROAD, 125.58'; THENCE N.89°43'27"E. ALONG A LINE WHICH IS PARALLEL TO AND 20.0' SOUTHERLY THEREFROM THE SOUTHERLY LINE OF LOT 15, BLOCK J OF SAID FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 2, 485.48'; THENCE S. 0°01'03"E. ALONG THE SOUTHERLY EXTENSION OF THE E'LY LINE OF SAID BLOCK J, 125.28'; THENCE S. 89°44'35"W, 485.56' TO THE P.O.B.

ALL LYING AND BEING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

PARCEL 5 (FAIRWAYS 10 AND 11) (PER O.R. BOOK 1178 P. 953)

ALL THAT PART OF TRACTS 123, 124 AND 125, BLOCK 1, SECTION 33 OF THE RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUB., PLAT BK. 3, PAGE 86, SARASOTA COUNTY RECORDS AND THE W 1/4 OF THE N.E. 1/4 OF SECTION 33, TWP. 36 SOUTH, RGE. 18 EAST, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

COMMENCE AT THE N.E. CORNER OF SECTION. 33, TWP. 36 S., RGE. 18 E; THENCE N. 89°55'00"W ALONG THE NORTH LINE OF SECTION. 33, 32.00' TO THE WESTERLY R/W BOUNDARY OF A PROPOSED 100.00' STREET R/W FOR BENEVA ROAD FOR P.O.B.; THENCE S.0°01'27"W ALONG SAID R/W BOUNDARY, 100.00' TO INTERSECT A BOUNDARY LINE OF FOREST LAKES COUNTRY CLUB ESTATES (UN-RECORDED) THENCE ALONG SAID BOUNDARY LINE FOR THE FOLLOWING CALLS: S.83°26'32"W, 130.86'; S.6°02'W, 286.58'; S.11°20'03"W, 203.96'; S.0°01'27"W, 200.00'; S.13°28'18"E, 385.65'; S.77°10'18"E, 112.80' TO THE AFORESAID WESTERLY R/W BOUNDARY OF BENEVA ROAD; THENCE S.0°01'27"W, ALONG SAID R/W BOUNDARY 69.71' TO A BOUNDARY LINE OF FOREST LAKES COUNTRY CLUB ESTATES; THENCE ALONG SAID SUBDIVISION BOUNDARY LINE FOR THE FOLLOWING CALLS: N.89°58'33"W, 83.73' TO THE P.C. OF A TANGENT CURVE HAVING A RADIUS OF 125.00' WHOSE CENTER BEARS N.0°01'27"E FROM THE P.C.; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 18°27'17" FOR 40.26' TO THE P.T.; N.71°31'16"W, 52.16'; N.17°04'56"W, 120.34'; N.51°30'00"W, 133.00'; N.41°11'58"W, 177.94'; N.20°46'06"W, 175.88'; N.0°20'14"W, 154.86'; N.23°40'56"E, 383.35'; N.64°30'00"W, 130.00'; S.82°30'00"W, 375.00'; N.75°19'31"W, 141.68'; N.60°10'09"W, 92.47'; N.62°35'21"W, 233.55'; N.89°55'00"W, 134.26'; N.23°15'00"W, 54.45'; TO INTERSECT THE NORTH LINE OF SEC. 33; THENCE S.89°55'00"E ALONG SAID SECTION LINE, 1408.74' TO THE P.O.B. CONTAINING 10.98 ACRES, MORE OR LESS.

ALSO (5-A) (PER O.R. BOOK 1178 P. 953)

A PORTION OF LOT 6, BLOCK G, FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 1 (P.B. 17, PG. 31-B, SARASOTA COUNTY RECORDS) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT ON THE EASTERLY BOUNDARY OF SAID UNIT NO. 1 WHICH IS THE COMMON CORNER BETWEEN LOTS 6 & 7, THENCE N.23°40'56"E ALONG SAID EASTERLY BOUNDARY, 47.83' FOR A P.O.B.; THENCE N.4°42'29"W, 66.11' TO INTERSECT THE NORTHERLY LINE OF LOT 6; THENCE S.64°30'00"E

ALONG SAID NORTHERLY LINE 31.43' TO N.E. CORNER OF LOT 6; THENCE S.23°20'56"W ALONG AFORESAID EASTERLY BOUNDARY, 57.17' TO THE P.O.B. CONTAINING 0.021 ACRES, MORE OR LESS

ALSO (5-B) (PER O.R. BOOK 1178 P. 954)

ALL THAT PART OF TRACT 123, BLOCK 1, SEC. 33 OF THE RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUB., PLAT BK. 3, PAGE 86, SARASOTA COUNTY RECORDS AND THE W 1/4 OF NE 1/4 OF N.E. 1/4 OF SEC. 33, TWP. 36 SOUTH. RANGE. 18 EAST, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGIN AT THE N.E. CORNER OF LOT 33, BLOCK "O", FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 8 (PLAT BK. 19, PAGES 10 AND 10-A, SARASOTA COUNTY RECORDS) FOR A P.O.B.

THENCE ALONG THE NORTHERLY LINE OF BLOCK "O" FOR THE FOLLOWING CALLS: N.75°19'31"W, 141.05'; N.62°35'21"W, 45.46'; N.48°49'41"W, 147.13' TO THE N.E. CORNER OF LOT 30, BLOCK "O"; THENCE DEPARTING SAID NORTHERLY BLOCK LINE RUN S.62°35'21"E, 233.55'; THENCE S. 60°10'09"E, 92.47' TO THE P.O.B. CONTAINING 0.151 ACRES MORE OR LESS.

LESS (PER O.R. BOOK 1178 P. 954)

A PORTION OF TRACT 124, BLOCK 1, SEC. 33 OF THE RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUB. (PLAT BK. 3, PG. 86, SARASOTA COUNTY RECORDS) LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGIN AT THE POINT ON THE NORTHERLY BOUNDARY OF FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 1 (P.B. 17, PG. 31-B, SARASOTA COUNTY RECORDS) WHICH IS THE COMMON CORNER BETWEEN LOTS 5 AND 6 FOR A P.O.B.; THENCE N.82°30'00"E, 85.30'; THENCE S. 4°41'29"E, 53.75' TO INTERSECT THE NORTHERLY LINE OF LOT NO. 6; THENCE N.64°30'00"W ALONG SAID NORTHERLY LOT LINE, 98.57' TO THE P.O.B. CONTAINING 0.069 ACRES, MORE OR LESS.

ALL BEING AND LYING IN SEC. 33, TWP. 36 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA.

LESS (PER O.R. BOOK 1178 P. 959)

A PART OF FAIRWAY NO. 10 OF FOREST LAKES COUNTRY CLUB GOLF COURSE (PARCEL NO. 14) BEING A PART OF LOT 125, BLOCK 1, OF A RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 86, OF PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF LOT 10, BLOCK H OF FOREST LAKES COUNTRY CLUB ESTATES UNIT NO. 2 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 3, 3A OF PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BENEVA ROAD (100') FOR A POINT OF BEGINNING; RUN THENCE S.0°01'27"W ALONG SAID WESTERLY RIGHT OF WAY LINE 20.51'; THENCE N.77°10'18"W ALONG A LINE PARALLEL TO AND 20' FROM THE SOUTHERLY LINE OF SAID LOT 10, 52.62'; THENCE N.60°00'00"W, 67.74' TO THE SW CORNER OF SAID LOT 10; THENCE S.77°10'18"E ALONG SAID SOUTHERLY LINE OF LOT 10, 112.80' TO THE POINT OF BEGINNING AND

CONTAINING 0.04 ACRES MORE OR LESS.

PARCEL 6 (FAIRWAYS 12,13 AND 14) (PER O.R. BOOK 1178 P. 954)

ALL THAT PART OF TRACTS 93, 94, 95, AND 96, BLK. 1, SEC. 33 OF THE RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUBDIVISION AS RECORDED IN PLAT BK. 3, PAGE 86, SARASOTA COUNTY RECORDS, AND TRACT 80, BLK. 2, SECTION 33, HYDE PARK CITRUS SUBDIVISION, PLAT BK. A., PAGE 8, SARASOTA COUNTY RECORDS AND W 1/4 OF N.E. 1/4 OF N.E. 1/4 OF SEC. 33 TWP. 36 SOUTH. RGE. 18 EAST, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

COMMENCE AT THE N.E. CORNER OF SECTION 33, TWP 36 S, RGE. 18 E; THENCE N.89°55'00"W ALONG THE NORTH LINE OF SEC. 33, 2687.63' TO THE QUARTER-SECTION CORNER; THENCE S.0°04'07"W ALONG THE QUARTER-SECTION LINE 24' FOR A P.O.B.; THENCE CONTINUE S.0°04'07"W ALONG SAID QUARTER-SECTION LINE, 226.00'; THENCE S.89°55'E, 400.00'; THENCE N.0°04'07"E, 226.00'; THENCE S.89°55'00"E (24' FROM AND PARALLEL TO SAID SECTION LINE) 463.18'; THENCE NORTH 24.00' TO THE NORTH LINE OF SEC. 33; THENCE S.89°55'00"E ALONG SAID NORTH LINE, 327.88' TO INTERSECT THE ARC OF A CURVE (R=75') WHOSE CENTER BEARS S.56°05'18"W FROM POINT OF INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 10°39'42" FOR 13.96' TO THE P.T.; THENCE S.23°15'00"E, 106.95' TO THE P.C. OF A TANGENT CURVE HAVING A RADIUS OF 250.00'; THENCE SOUTHEASTERLY AND TO THE LEFT ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 39°20'21" FOR 171.65' TO THE P.T.; S.62°35'21"E, 191.82'; S.2°52'00"E, 140.75'; S.87°08'00"W, 224.90'; S.89°52'23"W, 728.77'; S.86°07'10"W, 108.02'; N.88°55'27"W, 154.46'; N.71°05'40"W, 127.94'; N.62°00'00"W, 216.04' TO INTERSECT THE ARC OF A CURVE HAVING A RADIUS OF 319.16'; WHOSE CENTER BEARS S.57°00'00"W FROM POINT OF INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 77.18' TO A P.C.C.; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 225.00'; THROUGH A DELTA ANGLE OF 16°31'40" FOR 64.90'; N.33°41'00"E, 122.94'; N.0°04'00"W, 116.39'; THENCE N.89°56'00"E ALONG A LINE 24' FROM AND PARALLEL TO THE NORTH LINE OF SEC. 33 FOR 29.81' TO THE P.O.B. CONTAINING 12.34 ACRES, MORE OR LESS.

ALSO (6-A) (PER O.R. BOOK 1178 P. 955)

ALL THAT PART OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK E, FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 1 (PLAT BK. 17, PAGES 31, 31-A AND 31-B, SARASOTA COUNTY RECORDS) LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGIN AT THE N.E. CORNER OF LOT 5 FOR A P.O.B.; THENCE S.83°54'43"W, 158.63' TO A POINT ON THE LINE BETWEEN LOTS 3 AND 4 THAT IS 128.08' FROM THE S.W. CORNER OF SAID LOT 4; THENCE N.67°52'14"W, 305.57' TO INTERSECT THE NORTHERLY DEDICATION LINE OF PINE VALLEY DRIVE; THENCE NORTHWESTERLY ALONG SAID DEDICATION LINE (R=319.16', DELTA ANGLE=9°41' FOR 53.94' TO THE N.W. CORNER OF LOT 1; THENCE ALONG THE NORTHERLY LINE OF BLOCK E FOR THE FOLLOWING CALLS: S.62°00'E, 216.04'; S.71°05'40"E, 127.94'; S.88°55'27"E, 154.46' TO THE P.O.B. CONTAINING 0.180 ACRES, MORE OR LESS.

ALSO (6-B) (PER O.R. BOOK 1178 P. 955)

A PORTION OF LOT 94, BLOCK 1, RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUBDIVISION, SECTION 33, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS PER

PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°55'00" EAST, ALONG THE NORTH LINE OF SAID N.E. 1/4 OF SECTION 33, 400 FEET; THENCE SOUTH 0°04'07" WEST AND PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4 OF SECTION 33, 24 FEET FOR A POINT OF BEGINNING, SAID POINT ALSO ON THE SOUTHERLY RIGHT OF WAY OF HYDE PARK STREET; THENCE CONTINUE SOUTH 0°04'07" WEST, 126 FEET; THENCE NORTH 16°37'50" WEST, 52.20 FEET; THENCE NORTH 0°04'07" EAST, 76 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE FOREMENTIONED HYDE PARK STREET; THENCE SOUTH 89°55'00" EAST, 15 FEET TO THE POINT OF BEGINNING.

ALSO (6-C) (PER O.R. BOOK 1178 P.955)

A PORTION OF LOT 93, BLOCK 1, RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUBDIVISION, SECTION 33, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 0°04'07" WEST, ALONG THE WEST LINE OF SAID NE 1/4 OF SECTION 33, 218 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 87°04'28" EAST, 100.83 FEET; THENCE SOUTH 68°37'49" EAST, 74.37 FEET; THENCE NORTH 89°55'00" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 OF SECTION 33, 170 FEET TO THE WEST LINE OF SAID NE 1/4 OF SECTION 33; THENCE NORTH 0°04'07" EAST ALONG THE WEST LINE OF SAID NE 1/4 OF SECTION 33, 32 FEET TO THE POINT OF BEGINNING.

ALSO (6-D) (PER O.R. BOOK 1178 P.956)

AN EASEMENT OVER A STRIP OF LAND 12 FEET IN WIDTH, 100.83 FEET IN LENGTH, AND CONTIGUOUS WITH PARCEL 6-C, ABOVE, AND HAVING FOR ITS SOUTHERLY BOUNDARY THE FIRST CALL USED IN DESCRIBING SAID PARCEL 6-C TO WIT: SOUTH 87°04'28" EAST, 100.83 FEET, ON WHICH EASEMENT MAY BE LOCATED AND MAINTAINED A FENCE, HORTICULTURAL PLANTINGS, AND A GOLF CART PATH FOR PEDESTRIAN AND GOLF CART TRAFFIC.

SUBJECT TO RESERVATION BY FLORIDA CITIES WATER COMPANY, ITS SUCCESSORS AND ASSIGNS OF THE RIGHT TO USE SAID EASEMENT, AS PROVIDED IN O.R. BOOK 726, PAGE 177, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS (PER O.R. BOOK 1178 P. 956)

COMMENCE AT THE N.E. CORNER OF SECTION 33, TWP. 36 SOUTH, RGE. 18E; THENCE N.89°55'W ALONG THE NORTH LINE OF SECT. 33, 1673.23' TO INTERSECT THE ARC OF A CURVE (R=125' AND WHOSE CENTER BEARS N.36°47'12"W FROM POINT OF INTERSECTION) FOR A P.O.B.

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA

ANGLE OF 36°52'12" FOR 80.44' TO THE P.T.; THENCE N.89°55'W (PARALLEL TO AND 25' FROM THE N. LINE OF SEC. 33) FOR 554.39' TO THE EAST LINE OF FLORIDA CITIES WATER CO. SEWER PLANT SITE; THENCE N.0°04'07"E ALONG SAID EAST LINE 1.00'; THENCE S.89°55'E (24' FROM AND PARALLEL TO THE N LINE OF SEC. 33) FOR 478.18' TO THE WEST LINE OF FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 8 EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST LINE, 24.00' TO THE N. LINE OF SEC. 33; THENCE S.89°55'E ALONG SAID SECTION LINE, 151.25' TO THE P.O.B. CONTAINING 0.084 ACRES, MORE OR LESS.

ALL BEING AND LYING IN SEC. 33, TWP. 36 S., RGE. 18E., SARASOTA COUNTY, FLORIDA.

AND FURTHER LESS:

A PORTION OF LOT 93 AND 94, BLOCK 1, RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUBDIVISION, SECTION 33, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°55' EAST ALONG THE NORTH LINE OF SAID NE 1/4 OF SECTION 33, 400 FEET; THENCE SOUTH 0°04'07" WEST AND PARALLEL WITH WEST LINE OF SAID NE 1/4 OF SECTION 33, 250 FEET FOR A POINT OF BEGINNING, THENCE NORTH 89°55' WEST AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 OF SECTION 33, 230 FEET, SAID POINT BEING 170 FEET EASTERLY OF THE WEST LINE OF SAID NE 1/4 OF SECTION 33; THENCE SOUTH 68°37'49" EAST, 41.32 FEET; THENCE SOUTH 89°55' EAST, 191.50 FEET; THENCE NORTH 0°04'07" EAST, 15 FEET TO THE POINT OF BEGINNING.

PARCEL II: (PER OR. BOOK 1178 P. 958)

PARCEL WEST OF FAIRWAY NO. 14 - A PART OF LOT 80, BLOCK 2, OF HYDE PARK CITRUS SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 8 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 18 E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 33; RUN THENCE S.89°58'00"W. ALONG THE NORTHERLY LINE OF SAID NW 1/4, 29.84'; THENCE S.0°04'00"E., 24' TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF HYDE PARK STREET FOR A POINT OF BEGINNING; CONTINUE THENCE S.0°04'00"E., ALONG THE WESTERLY LINE FOR FAIRWAY NO. 14 OF FOREST LAKES COUNTRY CLUB GOLF COURSE, 116.14'; THENCE S.33°41'00"W., 123.23' TO A POINT ON THE CURVE OF THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED EXTENSION OF PINE VALLEY DRIVE AS SHOWN IN FOREST LAKES COUNTRY CLUB ESTATES UNIT NO.1, PLAT BOOK 17, PAGES 31, 31A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT LYING 225' N.26°37'02" OF THE CENTER THEREOF; THENCE WESTERLY ALONG THE ARC OF SAID NORTHERLY RIGHT OF WAY EXTENSION, HAVING A RADIUS OF 225' AND A CENTRAL ANGLE OF 2°02'03". 7.99 TO A POINT OF TANGENCY; THENCE N.65°25'01"W., 49.55' TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.96' AND A CENTRAL ANGLE OF

9°06'01", 68.45'; THENCE N.33°41'00"E., 85' TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125' AND A CENTRAL ANGLE OF 33°45'00", 73.66' TO THE POINT OF TANGENCY; THENCE N.0°04'00"W., 21' TO THE AFOREMENTIONED EXISTING SOUTHERLY RIGHT OF WAY LINE OF HYDE PARK STREET; THENCE N.89°56'00"E ALONG SAID RIGHT OF WAY LINE, 112.10' TO THE POINT OF BEGINNING, AND CONTAINING 0.58 ACRES MORE OR LESS.

SUBJECT TO THE NORTHERLY 1' THEREOF BEING DEDICATED FOR RIGHT OF WAY PURPOSES, AND SUBJECT TO A DRAINAGE EASEMENT ALONG THE SOUTHERLY 20' OF THE NORTHERLY 21' OF SAID TRACT.

PARCEL 7 (FAIRWAYS 15, 16, 17, AND 18) (PER O.R. BOOK 1178 P. 956)

ALL THAT PART OF TRACTS 93, 94, 95, 96 AND 122, BLOCK 1, SEC. 33 OF THE RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUB., PLAT BK. 3, PAGE 86, SARASOTA COUNTY RECORDS AND ALL THAT PART OF TRACTS 80, BLOCK 2, SEC. 33 OF HYDE PARK CITRUS SUB., PLAT BK. A, PAGE 8, SARASOTA COUNTY RECORDS AND THAT PART OF THE W. 1/4 OF THE N.E. 1/4 OF SECTION 33, TWP. 36 S., RGE. 18 E. LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

COMMENCE AT THE N.E. BOUNDARY OF SEC. 33, TWP 36 S., RGE. 18 E.; THENCE S.0°01'27"W ALONG THE EAST LINE OF SECTION 33, 1439.68'; THENCE N.89°58'33"W, 32.00' TO THE WESTERLY R/W BOUNDARY OF A 100 FOOT STREET R/W FOR BENEVA ROAD FOR A P.O.B.

THENCE S.0°01'27"W ALONG SAID R/W BOUNDARY 144.99 TO INTERSECT A BOUNDARY OF FOREST LAKES COUNTRY CLUB ESTATES (AN UNRECORDED SUBDIVISION); THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING CALLS: N.89°55'58"W, 1170.42'; N.0°02'47"E, 365.86'; N.28°25'37"W, 100.00'; N.59°45'40"W, 85.00'; N.84°29'02"W, 507.93'; N.89°53'28"W, 688.16'; N.88°31'50"W, 658.78'; N.13°45'57"E 317.74'; N.33°41'00"E, 517.06' TO INTERSECT THE ARC OF A CURVE HAVING A RADIUS OF 175.00' WHOSE CENTER BEARS S.24°32'17"W FROM POINT OF INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 18°36'26" FOR 56.83' TO THE P.T.; THENCE CONTINUE ALONG SAID SUBDIVISION BOUNDARY FOR THE FOLLOWING CALLS: S.18°00'00"W, 310.00'; S.09°15'00"W, 150.00'; S.47°00'00"E, 80.00'; N.70°55'39"E, 169.38'; S.76°00'E, 279.65'; S.82°36'37"E, 111.18'; N.86°04'00"E, 190.08'; N.89°52'23"E, 702.90'; S.86°25'37"E, 78.94'; S.63°12'58"E, 132.16'; S.32°33'46"E, 132.16'; S.15°54'12"E, 155.48'; S.01°06'40"W, 277.60'; N.87°18'18"E, 163.38'; N.80°00'00"E, 110.00'; N.74°00'00"E, 93.63'; N.84°30'00"E, 190.87'; S.74°36'37"E, 323.30'; S.89°58'33"E, 193.00' TO THE P.O.B. CONTAINING 18.21 ACRES, MORE OR LESS.

ALSO (7-A) (PER O.R. BOOK 1178 P.957)

ALL THAT PART OF TRACT 79, BLOCK 2, SECTION 33 OF HYDE PARK CITRUS SUB. (AS RECORDED IN PLAT BK.A, PG.8, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA) LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGIN AT THE N.W. CORNER OF LOT 1, BLOCK "Q", FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 4 (PLAT BOOK 18, PAGE 18-A, SARASOTA COUNTY RECORDS) FOR A P.O.B.; THENCE N.13°45'57"E, 51.17'; THENCE S.88°31'50"E (50' FROM AND PARALLEL TO THE N. LINE OF SAID BLOCK Q) FOR 122.82'; THENCE N.13°45'57"E, 188.11'; THENCE N.17°19'49"E, 90.83'; THENCE N.58°47'16"E, 58.51' TO

INTERSECT A BOUNDARY OF FOREST LAKES COUNTRY CLUB GOLF COURSE; THENCE S.33°41'00"W ALONG SAID GOLF COURSE BOUNDARY, 50.00' TO A P.I.; THENCE S.13°45'57"W ALONG SAID BOUNDARY 317.74' TO INTERSECT THE NORTH LINE OF FOREST LAKES COUNTRY CLUB ESTATES UNIT NO. 4; THENCE N.88°31'50"W ALONG SAID NORTH LINE, 153.32' TO THE P.O.B. CONTAINING 0.373 ACRES, MORE OR LESS.

ALSO (7-B) (PER O.R. BOOK 1178 P.957)

ALL THAT PART OF LOTS 10, 11 AND 12, BLOCK Q, FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 4 (PLAT BK. 18, PAGES 18 AND 18-A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA) LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGIN AT THE N.W. CORNER OF LOT 10 FOR A P.O.B.; THENCE S.89°53'28"E ALONG THE NORTH LINE OF BLOCK Q, 300' TO THE N.E. CORNER OF LOT 12; THENCE S.76°04'22"W, 103.08' TO A POINT ON THE LINE BETWEEN LOTS 11 AND 12 WHICH IS 125' FROM THE S.W. CORNER OF LOT 12; THENCE N.82°45'58"W, 201.56' TO THE P.O.B. CONTAINING 0.086 ACRES, MORE OR LESS.

ALSO (7-C) (PER O.R. BOOK 1178 P.957)

BEGIN AT THE SOUTHWEST CORNER OF LOT 27, BLOCK "S", FOREST LAKES COUNTRY CLUB ESTATES, UNIT 1, RECORDED IN PLAT BOOK 17, PAGE 31-B, PUBLIC RECORDS SARASOTA COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF 59'; THENCE NORTHWESTERLY 60.15' TO THE WEST LINE OF LOT 26 OF SAID BLOCK "S"; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 15.75' TO THE P.O.B. BEING A PART OF SAID LOTS 26 AND 27, BLOCK "S", FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 1, CONTAINING 0.011 ACRES, MORE OR LESS. ALL BEING AND LYING IN SECTION 33, TWP. 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY FLORIDA.

PARCEL 3 (FAIRWAY 5) (PER O.R. BOOK 1178 P. 951)

COMMENCE AT THE S.W. CORNER OF SEC. 27, TWP. 36 SOUTH, RGE.18 E.; THENCE N.89°29'58"E ALONG THE SOUTH LINE OF SEC. 27, 468.00' FOR A P.O.B.; THENCE ALONG A BOUNDARY OF FOREST LAKES COUNTRY CLUB ESTATES (UNRECORDED) FOR THE FOLLOWING CALLS: N.0°00'02"W, 165.00'; N.18°11'19"W, 832.92'; S.89°59'58"W, 140.00'; N.0°00'02"W, 50.00'; N.89°59'58"E., 140.00'; N.21°08'02"E., 64.27'; N.72°07'17"E., 65.15'; S.49°38'35"E, 362.91'; THENCE S.0°14'58"W, 850.40' TO INTERSECT THE AFORESAID SOUTH LINE OF SEC. 27; THENCE S.89°29'58"W ALONG SAID SOUTH LINE 98.02' TO THE P.O.B. CONTAINING 5.01 ACRES, MORE OR LESS.

ALSO (3-A) (PER O.R. BOOK 1178 P.951)

COMMENCE AT THE S.W. CORNER OF SEC. 27, TWP. 36 S., RGE. 18 E.; THENCE N.0°00'02"W ALONG THE WEST LINE OF SEC. 27, 1010.39'; THENCE N.89°59'58"E, 68.00' TO THE EAST LINE OF A 100' R/W FOR BENEVA ROAD; THENCE CONTINUE N.89°59'58"E, ALONG A BOUNDARY OF FOREST LAKES COUNTRY CLUB GOLF COURSE, 118.56' FOR A P.O.B.; THENCE DEPARTING GOLF COURSE BOUNDARY, RUN N.21°08'02"E., 55.80'; THENCE N.72°07'17"E. 25.74' TO A POINT ON AFORESAID GOLF COURSE BOUNDARY; THENCE S.21°08'02"W ALONG SAID BOUNDARY, 64.27' TO A P.I.; THENCE S.89°59'58"W ALONG GOLF COURSE BOUNDARY, 21.44' TO THE

P.O.B. CONTAINING 0.028 ACRES, MORE OR LESS.

(ALSO 3-B) (PER O.R. BOOK 1178 P. 951)

A PARCEL OF LAND LYING IN THE S.W. 1/4 OF SEC. 27. TWP. 36 S., RGE. 18 E. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SEC. 27; THENCE N.89°29'58"E. ALONG THE SOUTH LINE OF SEC. 27, 68.00' TO THE EASTERLY LINE OF A 100' R/W/ FOR BENEVA ROAD; THENCE N.0°00'02"W ALONG SAID EASTERLY R/W LINE, 959.79'; THENCE N.89°59'58"E ALONG A BOUNDARY OF FOREST LAKES COUNTRY CLUB ESTATES, 100' FOR A P.O.B.; THENCE CONTINUE N.89°59'58"E ALONG SAID BOUNDARY, 40.00' TO A P.I.; THENCE S.18°11'19"E ALONG ORIGINAL GOLF COURSE BOUNDARY, 131.58'; THENCE ESTABLISHING NEW GOLF COURSE BOUNDARY, RUN N.32°57'57"W., 148.99' TO THE P.O.B. CONTAINING 0.057 ACRES, MORE OR LESS.

AND (PER O.R. BOOK 1178 P.959)

PARCEL (3-C) A STRIP OF LAND 20' X 440' LYING ALONG THE EASTERLY LINE OF FAIRWAY NO. 5 OF FOREST LAKES COUNTRY CLUB GOLF COURSE IN SECTION 27, TOWNSHIP 36 S, RANGE 18 E, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SECTION 27; THENCE RUN N.89°35'53"E ALONG THE SOUTH LINE OF SAID SECTION 27, 566' FOR A POINT OF BEGINNING; THENCE N.0°22'07"E ALONG SAID EASTERLY LINE OF FAIRWAY NO. 5, 440'; THENCE N.89°35'53"E, 20'; THENCE S.0°22'07"W, 440'; THENCE S.89°35'53"W, 20' TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES MORE OR LESS.

ALL BEING AND LYING IN SECTION 27, TOWNSHIP 36 S., RANGE 18 E., SARASOTA COUNTY, FLORIDA.

PARCEL 4 (FAIRWAYS 6, 7, AND 8) (PER O.R. BOOK 1178 P.952)

COMMENCE AT THE S.E. CORNER OF SECTION 28, TWP. 36 S., RGE. 18E.; THENCE N.89°55'00"W ALONG THE SOUTH LINE OF SEC. 28 FOR 32.00 FEET TO THE WESTERLY R/W BOUNDARY OF A PROPOSED 100.00 FT. STREET R/W FOR BENEVA ROAD FOR P.O.B.

THENCE CONTINUE N.89°55'00"W ALONG SAID SOUTH LINE ON SEC. 28, 1293.74 FEET TO INTERSECT A BOUNDARY OF THE PROPOSED FOREST LAKES COUNTRY CLUB ESTATES (UNRECORDED); THENCE ALONG SAID SUBDIVISION BOUNDARY FOR THE FOLLOWING CALLS: N.0°05'00"E, 100.00 FEET; N.50°55'03"W, 243.33 FEET; NORTH, 675.00 FEET; WEST, 15.00 FEET; NORTH, 50.00 FEET; N.62°36'13"E, 81.84 FEET; N.87°48'07"E, 807.39 FEET; S.85°55'32"E, 619.57 FEET TO INTERSECT THE AFORESAID WESTERLY R/W BOUNDARY FOR BENEVA ROAD; THENCE S.0°00'02"E ALONG SAID R/W BOUNDARY, 125.00 FEET TO INTERSECT A BOUNDARY OF SAID FOREST LAKES COUNTRY CLUB ESTATES; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING CALLS: S.89°59'58"W, 120.00 FEET; S.81°18'27"W, 604.87 FEET; S.84°51'11"W, 100.33 FEET; N.85°25'21"W, 100.24 FEET; N.87°42'28"W, 100.00 FEET; N.81°43'08"W, 179.20 FEET; S.64°57'46"W, 135.00 FEET; S.2°17'33"E, 488.20 FEET; S.45°11'02"E, 85.00 FEET; N.87°42'27"E, 620.00 FEET; S.84°14'21"E, 621.14 FEET TO THE AFORESAID WESTERLY R/W BOUNDARY OF BENEVA ROAD; THENCE S.0°00'02"E ALONG SAID R/W BOUNDARY (PARALLEL AND 32 FEET FROM EAST LINE OF SEC.

28) FOR 174.89 FEET TO THE P.O.B. CONTAINING 16.17 ACRES, MORE OR LESS.

ALSO (4-A) (PER O.R. BOOK 1178 P. 952)

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE S.E. 1/4 OF SECTION 28, TWP. 36 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF LOT 18, BLK "O", FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 8 (PLAT BK. 19, PAGES 10 AND 10-A, SARASOTA COUNTY RECORDS) FOR A P.O.B. THENCE ALONG THE SOUTHERLY LINE OF BLOCK "O" FOR THE FOLLOWING CALLS: N.57°22'16"E, 100.92'; N.89°54'33"E, 442.46' TO THE S.E. CORNER OF LOT 12, BLK. "O", THENCE DEPARTING SAID SOUTHERLY BLOCK LINE, RUN S.87°48'07"W, 455.12'; THENCE S.62°36'13"W, 81.84' TO THE P.O.B. CONTAINING 0.094 ACRES, MORE OR LESS.

ALSO (4-B) (PER O.R. BOOK 1178 P. 952)

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE S.E. 1/4 OF SECTION 28, TWP. 36 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SECTION 28, TWP. 36 S., RGE. 18 E.; THENCE N.89°55'00"W ALONG THE SOUTH LINE OF SEC. 28, 1325.74'; THENCE N.0°05'00"E, 100.00' TO THE N.E. CORNER OF LOT 29 BLK. "O" OF FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 8 (PLAT BK. 19, PAGES 10 AND 10-A), SARASOTA COUNTY RECORDS) FOR A P.O.B. THENCE ALONG THE EASTERLY LINE OF SAID BLK. "O" FOR THE FOLLOWING CALLS; N.66°09'20"W, 106.70'; N.43°56'47"W, 153.16'; NORTH, 675.00'; THENCE DEPARTING SAID EAST LINE OF BLK. "O", RUN EAST, 15.00'; THENCE SOUTH 675.00'; THENCE S.50°55'03"E, 243.33' TO THE P.O.B. CONTAINING 0.330 ACRES, MORE OR LESS.

ALSO (4-C) (PER O.R. BOOK 1178 P.953)

BEGIN AT THE S.E. CORNER OF LOT 29, BLOCK "O", FOREST LAKES COUNTRY CLUB ESTATES, UNIT NO. 8 (P.B. 19, PG. 10-A. SARASOTA COUNTY RECORDS) FOR A P.O.B.; THENCE S.0°05'00"W, 25.00' TO THE SOUTH LINE OF SEC. 28, TWP. 36 S., RGE. 18 E; THENCE N.89°55'00"W ALONG SAID SECTION LINE, 115.00' TO THE EASTERLY LINE OF A 50' STREET DEDICATION FOR BROOKHAVEN DRIVE; THENCE N.23°15'W ALONG SAID STREET DEDICATION, 8.25' TO THE P.C. OF A TANGENT CURVE CONCAVE TO SOUTHWEST; THENCE NORTHWESTERLY ALONG ARC OF SAID CURVE (DELTA ANGLE = 2°57'23", R=125') 6.45'; THENCE N.84°37'14"E ALONG SOUTH LINE OF SAID LOT 29, 121.53' TO THE P.O.B. CONTAINING 0.055 ACRES, MORE OR LESS.

ALL BEING AND LYING IN SECTION 28, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

PARCEL 2 (FAIRWAYS 1,2,3,4,9 AND DRIVING RANGE)
(PER O.R. BOOK 1178 P. 949)

ALL THAT PART OF TRACTS 1-S, 2-S, 3-S, 4-S, 5-S, 6-S. AND 7-S. BLK 1. SEC 34 OF A "RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 86, SARASOTA COUNTY RECORDS LYING WITHIN THE

FOLLOWING DESCRIBED BOUNDARY:

COMMENCE AT THE N.W. CORNER OF SEC. 34, TWP. 36 S., RGE. 18 E.; THENCE N.89°29'58"E ALONG THE NORTH LINE OF SECTION 34 FOR 68.00 FEET TO THE EASTERLY R/W BOUNDARY OF A PROPOSED 100.00 FT. STREET R/W FOR BENEVA ROAD; THENCE S.0°01'27"W ALONG SAID EASTERLY R/W BOUNDARY, 50.00 FT. FOR P.O.B. THENCE ALONG A BOUNDARY OF FOREST LAKES COUNTRY CLUB ESTATES, (AN UNRECORDED SUBDIVISION) FOR THE FOLLOWING CALLS: N.89°29'58"E, 87.23'; S.44°58'33"E, 210.21'; N.89°29'58"E, 234.68'; S.70°55'52"E, 426.58'; S.43°55'31"E, 111.21'; SOUTH, 732.40'; S.42°48'55"W, 276.07'; SOUTH, 192.49'; S.42°15'48"E, 472.28'; SOUTH, 400.27' TO THE NORTH BOUNDARY OF TRACT NO. 8 OF THE FIRST ADDITION TO HYDE PARK CITRUS SUB. AS RECORDED IN P.B. 1, PG. 7, SARASOTA COUNTY RECORDS; THENCE S.89°37'07"W ALONG SAID BOUNDARY, 699.77' TO THE EAST BOUNDARY OF SOUTH GATE SUB., UNIT NO. 36 (P.B. 16, PG. 9- A SARASOTA COUNTY RECORDS); THENCE N.0°01'27"E ALONG UNIT LINE, 1073.64' TO INTERSECT A BOUNDARY OF FOREST LAKES COUNTRY CLUB ESTATES, AN UNRECORDED SUBD.: THENCE ALONG SAID SUBDIVISION BOUNDARY FOR THE FOLLOWING CALLS: N.89°46'52"E 103.00'; N.0°01'27"E, 628.03'; N.44°58'33"W, 572.68'; S.89°59'58"W, 80.05' TO THE AFORESAID EASTERLY R/W BOUNDARY OF BENEVA ROAD; THENCE N.0°01'27"E ALONG SAID R/W BOUNDARY, 140.01' TO THE P.O.B. CONTAINING 26.10 ACRES, MORE OR LESS.

ALSO (PER O.R. BOOK 1178 P. 950)

THAT PART OF TRACT NO. 8 OF THE "FIRST ADDITION TO HYDE PARK CITRUS SUB.", PLAT BOOK 1, PG. 7, SARASOTA COUNTY RECORDS LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 34, TWP. 36 S., RGE. 18 E.; THENCE N.89°46'52"E ALONG THE SOUTH LINE OF SAID N.W. 1/4, 450.00'; THENCE N.0°01'27"E, 225.00' TO A POINT ON THE EAST LINE OF SOUTH GATE, UNIT NO. 36 FOR A P.O.B.

THENCE CONTINUE N.0°01'27"E ALONG SAID EAST LINE, 101.36' TO THE NORTH LINE OF SAID TRACT NO. 8; THENCE N.89°37'07"E ALONG SAID NORTH LINE, 699.77'; THENCE SOUTH, 278.35'; THENCE S.89°46'52"W (50' FROM AND PARALLEL TO THE 1/4 SECTION LINE), 209.88'; THENCE N.0°01'27"E, 100.00'; THENCE N.22°14'17"W, 80.90'; THENCE S.89°46'52"W, 459.35' TO THE P.O.B. CONTAINING 2.51 ACRES, MORE OR LESS.

ALSO (2-A) (PER O.R. BOOK 1178 P. 950)

A PORTION OF THE E. 250' OF THE W. 940' OF SAID TRACT 8 AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID LOT 8; THENCE N.89°46'52"E ALONG THE S. LINE OF LOT 8, 940'; THENCE N.0°01'27"E, 50.00' TO THE NORTH LINE OF A PROPOSED 100' R/W FOR WEBBER ST. FOR A P.O.B.; THENCE N.9°55'01"W, 177.54'; THENCE S.22°14'17"E, 80.90'; THENCE S.0°01'27"W, 100' TO THE P.O.B. CONTAINING .035 ACRES ±. ALL BEING AND LYING IN SEC. 34, TWP. 36 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA.

ALSO (2-B) (PER O.R. BOOK 1178 P. 950)

ALL THAT PART OF TRACTS 1-S, 2-S, 5-S, 6-S AND 7-S, BLK. 1. SEC. 34 OF A

"RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUB.", PLAT BK. 3, PG. 86. SARASOTA COUNTY RECORDS AND TRACT NO. 8 OF THE "FIRST ADDITION TO HYDE PARK CITRUS SUB.", PLAT BK. 1, PG. 7; SARASOTA COUNTY RECORDS, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

COMMENCE AT THE N.W. CORNER OF SEC. 34, TWP. 36 S., RGE. 18 E; THENCE N.89°29'58"E ALONG THE NORTH LINE OF SEC. 34 FOR 68.00' TO THE EASTERLY R/W BOUNDARY OF A PROPOSED 100.00' STREET R/W FOR BENEVA RD.; THENCE S.0°01'27"W ALONG SAID R/W BOUNDARY, 50.00'. THENCE ALONG A BOUNDARY OF FOREST LAKES COUNTRY CLUB GOLF COURSE FOR THE FOLLOWING CALLS: N.89°29'58"E, 87.23'; S.44°58'33"E, 210.21'; N.89°29'58"E, 234.68'; S.70°55'52"E, 426.58'; S.43°55'31"E, 111.21'; SOUTH, 732.40' FOR A P.O.B.;

THENCE CONTINUE ALONG SAID BOUNDARY OF FOREST LAKES COUNTRY CLUB GOLF COURSE S.42°48'55"W, 276.07'; SOUTH, 192.49'; S.42°15'48"E, 472.28'; SOUTH 678.62' TO INTERSECT THE NORTH LINE OF A PROPOSED R/W FOR WEBBER STREET; THENCE DEPARTING AFORESAID BOUNDARY OF FOREST LAKES COUNTRY CLUB GOLF COURSE, RUN N.89°46'52"E, (50' FROM AND PARALLEL TO THE S. LINE OF N.W. 1/4 OF SEC. 34), 25.00'; THENCE NORTH 673.32'; THENCE N.42°15'48"W, 487.14'; THENCE NORTH, 180.81'; THENCE N.50°20'47"E, 171.66'; THENCE N.22°15'34"E, 106.80' TO THE P.O.B. CONTAINING 0.764 ACRES MORE OR LESS.

ALSO (2-C) (PER O.R. BOOK 1178 P. 951)

ALL THAT PART OF TRACTS 2-S, 3-S, AND 4-S, BLK. 1 SEC. 34 OF A "RESUBDIVISION OF A PART OF HYDE PARK CITRUS SUB.", P.B. 3, PG. 86, SARASOTA COUNTY RECORDS, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

COMMENCE AT THE N.W. CORNER OF SEC. 34, TWP. 36 S., RGE. 18 E; THENCE N.89°29'58"E ALONG THE NORTH LINE OF SEC. 34 FOR 68.00' TO THE EASTERLY R/W BOUNDARY OF A 100.00' STREET R/W FOR BENEVA ROAD; THENCE S.0°01'27"W ALONG SAID R/W BOUNDARY, 50.00'. THENCE N.89°29'58"E, 87.23'; THENCE S.44°58'33"E, 168.17' FOR A P.O.B.

THENCE ALONG A BOUNDARY OF FOREST LAKES COUNTRY CLUB GOLF COURSE FOR THE FOLLOWING CALLS: S.44°58'33"E, 42.04'; N.89°29'58"E, 234.68'; S.70°55'52"E, 426.58'; THENCE N.67°26'51"W, 441.50'; THENCE S.81°36'59"W, 196.86'; THENCE N.67°53'20"W, 70.22' TO THE P.O.B. CONTAINING 0.221 ACRES MORE OR LESS.

Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. Concept Plan date stamped, August 18, 2014, and attached to this Ordinance as Exhibit "A". This does not imply or confer any variances from applicable zoning or land development regulations.

2. In accordance with Section 6.11.1.a.3 of the Zoning Regulations, the lands designated as "Golf Course – Open Area" on the Development Concept Plan shall be restricted as open space by appropriate legal instrument satisfactory to the County Attorney. Such instrument shall be binding upon the Owner, shall constitute a covenant running with the land, and shall be recorded. To comply with this condition, the "Golf Course – Open Area" shall be restricted as described herein by the Declaration of Restrictions recorded concurrently with the first Final Plat for the project, if not sooner. The Chair is authorized to execute an instrument terminating and releasing the Open Space Covenants recorded in Official Records Instrument Nos. 2006151223 and 2007043358, in a form approved by and held by the County Attorney, to be released for recording concurrent with or after the recording of new Open Space Restrictions described above.
3. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
4. The golf course shall be maintained with the following best management practices:
 - a) Maximize evening hour irrigation to minimize losses by evaporation;
 - b) Use of reclaimed water or stormwater to provide all or part of irrigation;
 - c) Plant native species in landscaped areas and roughs in an attempt to maximize xeriscaping;
 - d) Inventory existing vegetation and eliminate exotic, nuisance and invasive plants;
 - e) Any onsite washing of golf course equipment shall occur at a wash station that includes a wash water recycling system to contain and manage the breakdown of organic compounds such as residual pesticide, herbicide, fertilizer, and oil and grease.
 - f) Use spray equipment that is computer-controlled to apply typical golf course chemicals in strict accordance with manufacturer's specifications.
 - g) Provide educational materials and training to all equipment operators to ensure that equipment use and maintenance is in accordance with good environmental BMPs.
 - h) Install double-walled fuel storage tanks for fueling maintenance equipment and use chemical wash down area for fueling to capture and process any incidental fuel spills.
 - i) Provide chemical storage area that is designed to contain spills by installing impervious sealed concrete floors with a raised ramped sill and a floor sump.
 - j) Provide area in chemical storage area where chemicals are mixed, tanks flushed, and flush water collected for reuse as make-up water.

- k) Consider economics of using endophytically-enhanced turf varieties if turf replacement is economically viable;
 - l) Consider use of organic fertilizers;
 - m) Adjust irrigation system to not water areas other than tees, greens, fairways or landscaping;
 - n) Use irrigation system with weather station that can be programmed to apply only the amount of water needed in a specific area that has irrigation-soak cycling to eliminate over-watering sloped areas that could generate runoff;
 - o) Monitor areas of golf course that require moisture monitoring to avoid over irrigation; and
 - p) Evaluate the feasibility of re-designing stormwater management system to capture and recycle stormwater for irrigation.
5. The northernmost access on Beneva Road shall be limited to right-in/right-out only.
 6. The Owner shall extend the existing raised separator on Beneva Road at the Riviera Drive intersection to limit access to right-in/right-out only. The improvements shall be included in the construction plans for the development.
 7. The construction plans for this project shall include a bus stop on the east side of Beneva Road adjacent to the parcel, including an ADA accessible bus stop deployment concrete pad and bus stop shelter. The Owner shall install a SCAT standard bus stop shelter and two bicycle racks according to the standard details provided by SCAT to the project designers. The Owner shall provide an easement agreement (if required) for the area of the concrete pads and a 1 foot radius around them to Sarasota County for the areas located on the project property and not in the Sarasota County public right of way adjacent to Beneva Road. Final location and design of the bus stop facility shall be subject to Sarasota County Area Transit and Sarasota County Public Works review and approval.
 8. Prior to site and development approval the Owner shall commission, and provide to Sarasota County, the results of a complete environmental site assessment (Phase I and Phase II as necessary) demonstrating the presence/absence of environmental contamination at the following locations and shall take all appropriate actions required by County, state, and federal agencies in the event that contamination is found.
 - a. Portions of the golf course that are being converted to residential use shall be assessed for legacy chemicals associated with golf course maintenance that may exceed State residential exposure limits. The primary chemicals of concern are pesticides and arsenic.

- b. The area in the vicinity of the former storage/maintenance building.
9. Development is required to connect to South Gate Utilities Water and Sarasota County Public Utilities Wastewater systems.
10. All wastewater collection systems to be operated and maintained by Sarasota County up to the Point(s) of Delivery along with any appurtenances shall be deeded at no cost to the County. Facilities that will be dedicated to Sarasota County shall be installed outside paved areas whenever possible.
-
11. Concurrent with construction plan approval, the Owner shall provide a buffer along the east project boundary (east of Beneva Road) abutting the RMF-3-zoned lands (Forest Lakes Village Condominium) which shall:
- a. Be a minimum of 30 feet in width;
 - b. Include a 6 foot high vinyl fence;
 - c. At a minimum, meet the planting requirements of a 0.6 opacity buffer in those segments where an existing Forest Lakes Village Condominium multifamily building is within 25 feet of the east project boundary;
 - d. At a minimum, meet the planting requirements of a 0.4 opacity buffer in all other segments of the east project boundary buffer; and
 - e. Provide the buffer plantings on the east side of the fence (the side closest to the Forest Lakes Village Condominium).
12. The golf course clubhouse shall be located as shown on Sheet 4 of the Development Concept Plan. The golf course clubhouse shall meet the following development standards:
- a. The golf course clubhouse building shall not exceed 30' in height measured to the midpoint of the eaves and the ridge of roof.
 - b. The golf course clubhouse building shall not exceed 8,500 of square feet of enclosed floor area.
 - c. The golf course clubhouse building shall be setback a minimum of 20 feet from its north boundary.
 - d. The golf course parking facility shall be located a minimum of 15 feet from the north boundary.

- e. The north boundary shall have a minimum 15 foot wide landscape buffer and contain plantings meeting a minimum 0.6 opacity buffer.
- f. Outdoor lighting fixtures on the clubhouse site, including but not limited to the parking facility, shall not exceed 12 feet in height and shall be mounted in such a manner that the cone of light is contained on-site and does not cross any residential property line abutting the clubhouse site.

g. No outdoor loudspeaker or paging systems shall be permitted on the clubhouse site.

- 13. Buildings shall be setback a minimum of 40 feet from the east project boundary abutting the RMF-3 zoned lands (Forest Lake Village Condominiums), inclusive of the project buffer.
- 14. Concurrent with construction plan approval, the Owner shall provide a buffer along the south and west project boundary (east of Beneva Road) abutting the RMF-3-zoned lands (Addison Apartments) which shall:
 - a. Be a minimum of 15 feet in width;
 - b. Include a 6 foot high vinyl fence;
 - c. At a minimum, meet the planting requirements of a 0.6 opacity buffer; and
 - d. Provide the buffer plantings on the south and west side of the fence (the side closest to the Addison Apartments).

Section 4. Modifications. Pursuant to Article 6.11.2.f of the Sarasota County Zoning Ordinance, the Board approves the following PUD modifications:

- 1. A modification to the requirements of Section B.3 of the Subdivision Technical Manual and Appendix C6A of the Land Development Regulations to allow public and private local roads with closed drainage to provide 40 foot right-of-way width (instead of 50 feet) with 20 foot pavement width (instead of 22 feet), provided the owner demonstrates at preliminary plat or site and development plan approval that no segment of such local roads carry more than 1,000 average daily vehicle trips;

2. Building Setbacks:

A modification to the applicable minimum yard requirements for the permitted housing types contained in Section 6.7 of the Zoning Regulations is granted to allow the following building setbacks for dwelling units on the east side of Beneva Road:

Front – 20' to garage, 15' to house
Side – none except 10' between structures
Rear – 10' to principal structures, 5' to swimming pool, and none to accessory structures.; and

3. A modification to the requirements of Section E.1.a (Access Standards Table) and Section E.1.b.4) (Alignment with Existing Access Facilities or Road) of the Access Management and Technical Manual of the Land Development Regulations to allow the location of the driveway connection for the proposed golf course clubhouse site to Beneva Road.

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 24th day of September, 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.


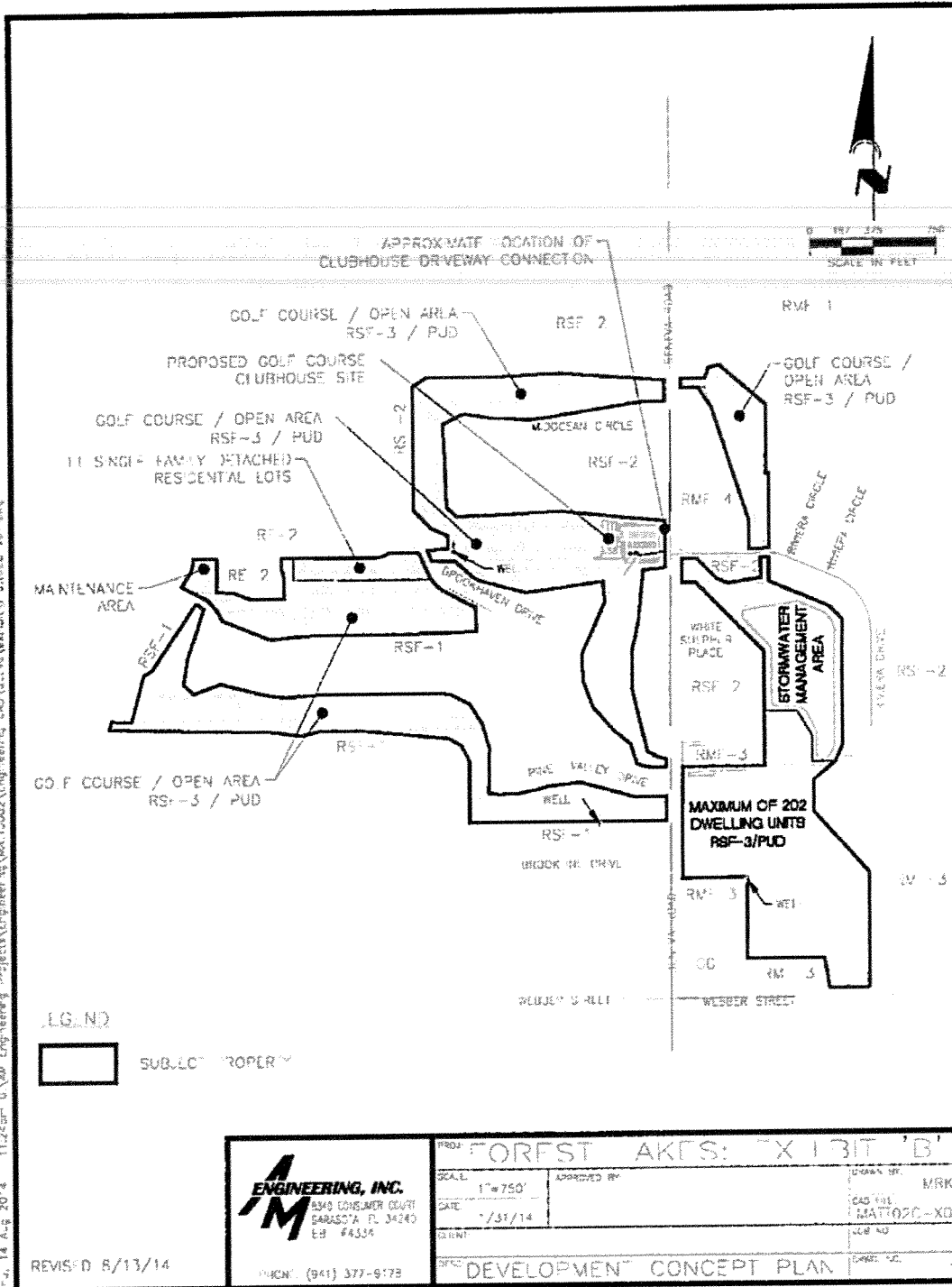
By: 
Deputy Clerk

EXHIBIT "A"
August 18, 2014



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02014-063

EXHIBIT "A"
August 18, 2014

NOTES:

1. EXISTING ZONING RSF-3 / PUD
2. PROPOSED ZONING RSF-3 / PUD
3. ACREAGE: 100.23 AC
4. DWELLING UNITS 213
5. DENSITY: 2.13 DU/AC
6. A MINIMUM 30% OPEN SPACE WILL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTIONS 6.2.7 AND 6.11.1
7. FINAL ALIGNMENT OF INTERIOR ROADS AND CONFIGURATION OF STORMWATER MANAGEMENT AREAS SHALL BE ESTABLISHED AT THE TIME OF PRELIMINARY PLAT OR SITE AND DEVELOPMENT PLAN APPROVAL. PRIVATE ROADS MAY BE GATED.
8. THE LOCATION OF THE RECREATION AREA IS APPROXIMATE AND MAY INCLUDE POOLS, CLUBHOUSE, PARKING, LANDSCAPING, OPEN SPACE, AND OTHER AMENITIES.
9. PERIMETER LANDSCAPE BUFFERS AND STREET BUFFERS SHALL BE PLATTED IN SEPARATE TRACTS.
10. PURSUANT TO SECTION 6.11.2.C, THE FOLLOWING HOUSING TYPES ARE PERMITTED:
 SINGLE-FAMILY DETACHED, LOT LINE, TRADITIONAL PATIO, VILLA, ATRIUM, TWO-FAMILY, SEMI-ATTACHED TOWNHOUSE, TOWNHOUSE, ROOF DECK TOWNHOUSE, STACKED TOWNHOUSE.
11. THE BUFFER ALONG THE EAST PROJECT BOUNDARY (EAST OF BENEVA ROAD) ABUTTING THE RMF-3 ZONED LANDS (THE FOREST LAKES VILLAGE CONDOMINIUM) SHALL:
 - A. BE A MINIMUM OF 30' IN WIDTH.
 - B. INCLUDE A 6'-HIGH VINYL FENCE.
 - C. AT MINIMUM, MEET THE PLANTING REQUIREMENTS OF A 0.6 OPAQITY BUFFER IN THOSE SEGMENTS WHERE AN EXISTING FOREST LAKES VILLAGE CONDOMINIUM MULTIFAMILY BUILDING IS WITHIN 25' OF THE EAST PROJECT BOUNDARY.
 - D. AT A MINIMUM, MEET THE PLANTING REQUIREMENTS OF A 0.4 OPAQITY BUFFER IN ALL OTHER SEGMENTS OF THE EAST PROJECT BOUNDARY BUFFER.
 - E. PROVIDE THE BUFFER PLANTINGS ON THE EAST SIDE OF THE FENCE (THE SIDE CLOSEST TO THE FOREST LAKES VILLAGE CONDOMINIUM).
12. BUILDINGS SHALL BE SETBACK A MINIMUM OF 40' FROM THE EAST PROJECT BOUNDARY ABUTTING THE RMF-3 ZONED LANDS (FOREST LAKES VILLAGE CONDOMINIUM), INCLUSIVE OF THE PROJECT BOUNDARY BUFFER.
13. CONCURRENT WITH CONSTRUCTION PLAN APPROVAL, THE OWNER SHALL PROVIDE A BUFFER ALONG THE SOUTH AND WEST PROJECT BOUNDARY (EAST OF BENEVA ROAD) ABUTTING THE RMF-3 ZONED LANDS (ADDISON APARTMENTS) WHICH SHALL:
 - A. BE A MINIMUM OF 15' IN WIDTH.
 - B. INCLUDE A 6'-HIGH VINYL FENCE.
 - C. AT MINIMUM, MEET THE PLANTING REQUIREMENTS OF A 0.6 OPAQITY BUFFER.
 - E. PROVIDE THE BUFFER PLANTINGS ON THE SOUTH AND WEST SIDE OF THE FENCE (THE SIDE CLOSEST TO ADDISON APARTMENTS).

MODIFICATIONS

14. PURSUANT TO SECTION 6.11.2.F OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENTS OF SECTION B.3 OF THE SUBDIVISION TECHNICAL MANUAL AND APPENDIX C8A OF THE LDR'S IS GRANTED TO ALLOW PUBLIC AND PRIVATE LOCAL ROADS WITH CLOSED DRAINAGE TO PROVIDE 40 FOOT RIGHT-OF-WAY WIDTH WITH 20 FOOT PAVEMENT WIDTH PROVIDED THAT IT CAN BE DEMONSTRATED AT PRELIMINARY PLAT OR S&D PLAN APPROVAL THAT NO SEGMENT OF SUCH LOCAL ROADS CARRY MORE THAN 1,000 AVERAGE DAILY VEHICLE TRIPS.
15. BUILDING SETBACKS:
 PURSUANT TO SECTION 6.11.2.F OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENTS OF SECTION 6.11.2.E.3 IS GRANTED TO ALLOW THE FOLLOWING BUILDING SETBACKS FOR THE DWELLING UNITS ON THE EAST SIDE OF BENEVA ROAD:
 FRONT - 20' TO GARAGE, 15' TO HOUSE
 SIDE - NONE EXCEPT 10' BETWEEN STRUCTURES, PROVIDED IT IS IN COMPLIANCE WITH ALL BUILDING CODE AND LIFE SAFETY CODE REGULATIONS
 REAR - 10' TO PRINCIPLE STRUCTURES, 5' TO SWIMMING POOL, AND NONE TO ACCESSORY STRUCTURES.
16. PURSUANT TO SECTION 6.11.2.F OF THE ZONING ORDINANCE, THE APPLICANT IS REQUESTING A MODIFICATION TO THE REQUIREMENTS OF SECTION E. OF THE ACCESS MANAGEMENT TECHNICAL MANUAL OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW THE LOCATION OF THE DRIVEWAY CONNECTION FOR THE PROPOSED GOLF COURSE CLUBHOUSE SITE TO BENEVA ROAD.

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 Engineering CAD

REVISED 8/13/14

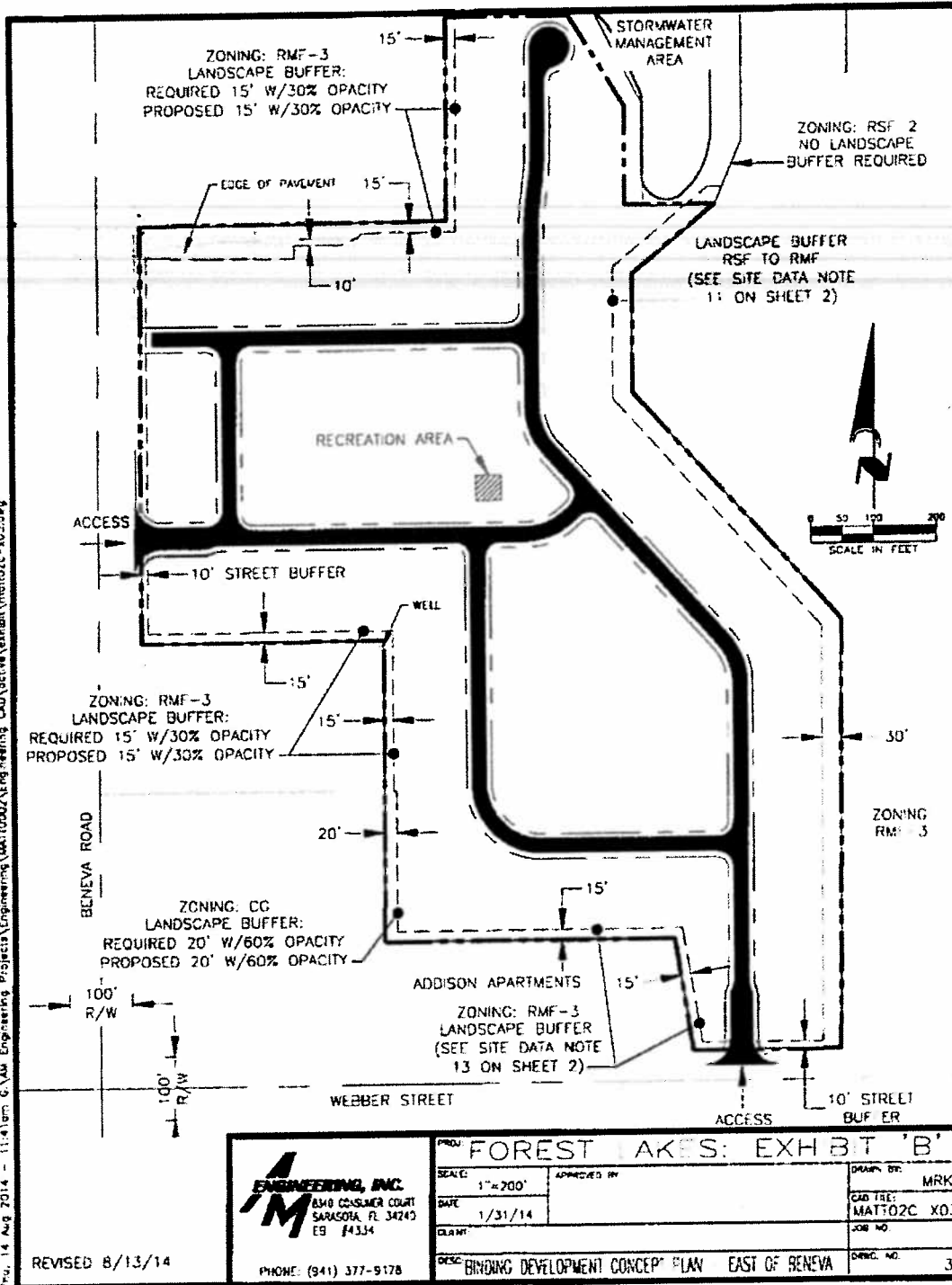


PHONE: (941) 377-9178

PROJ: FOREST LAKES: EXHIBIT 'B'		DRAWN BY: MRK
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CLIENT:		DRAWING NO: 2
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EXHIBIT "A"
August 18, 2014



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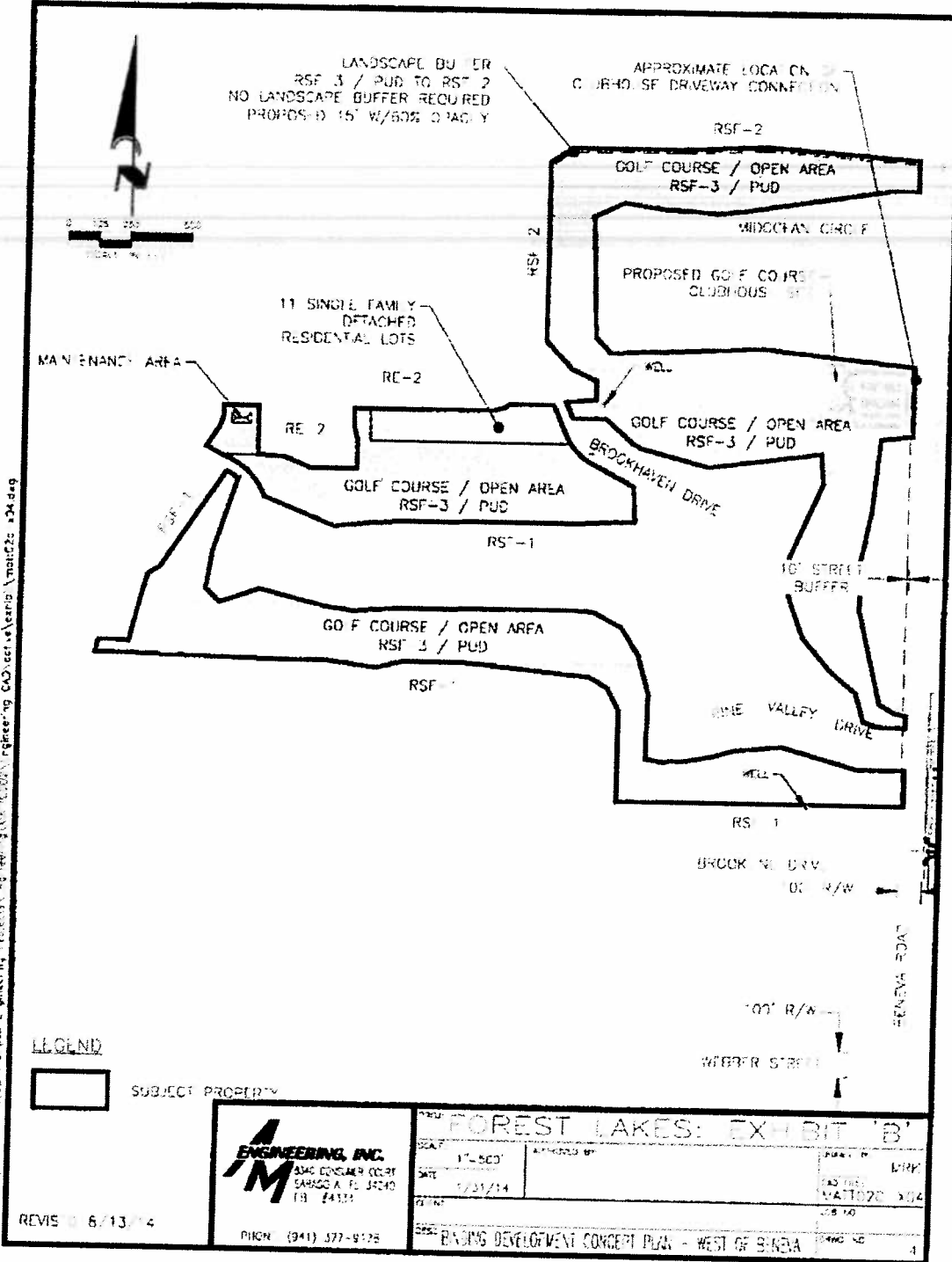
REVISED 8/13/14

ENGINEERING, INC.
 8540 CONSUMER COURT
 SARASOTA, FL 34243
 EG #4334
 PHONE: (941) 377-9178

PROJ: FOREST LAKES: EXHBT 'B'		DRWING BY: MRK
SCALE: 1" = 200'	APPROVED BY:	CAD FILE: MATTO2C X03
DATE: 1/31/14		JOB NO:
CLIENT:		DESC: BRINDING DEVELOPMENT CONCEPT PLAN EAST OF BENEVA
		DRWG. NO: 3

02014-063

EXHIBIT "A"
August 18, 2014



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