

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

Cynthia Spraggins, Administrative Specialist

Planning Services

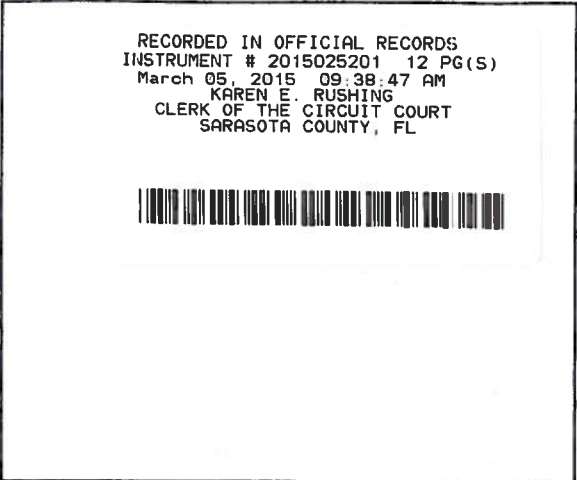
1660 Ringling Blvd., 1st Floor

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 12851 Fruitville Road owned by Myakka Ranch Holdings, LLC and FC, L.L.C. in Sarasota County, Florida, and described in Ordinance No. 2014-090, attached hereto, has been rezoned to a HPD (Hamlet Planned Development) zone district pursuant to Rezone Petition No. 14-15 filed by D. Shawn Leins, P.E., Agent, and granted by Sarasota County on December 10, 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. 2014-090, 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 4th day of

March, 2015.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS

RECEIVED
OFFICE OF THE
SECRETARY OF
STATE
WASHINGTON, D.C.
1951





FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 15, 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 electronic copy of Sarasota County Ordinance No. 2014-090, which was filed in this office on December 12, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2014-090

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052, CODIFIED IN APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

FILED FOR THE RECORD
2014 DEC 12 PM 3:2
JANICE ROSLING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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. 14-15, 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 OUR (Open Use, Rural) and OUE (Open Use Estate) to the HPD (Hamlet Planned Development) zone district for the following described property located in Sarasota County, Florida:

PARCEL C

ALL OF SECTION 17, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA

PARCEL D

THE N 1/2 OF SECTION 20, LYING N OF FRUITVILLE-MYAKKA HARD ROAD, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA, LESS LANDS DESCRIBED IN O.R. BOOK 1837, PAGE 1811 AND O.R. BOOK 3014, PAGE 543, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL E

PART OF THE W 1/2 OF SECTION 20, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA, AS MORE FULLY DESCRIBED IN O.R. BOOK 798, PAGE 577, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

PARCEL F

PROPERTY IN SECTION 20, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA, DESCRIBED IN O.R. BOOK 826, PAGE 558, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL H

THE N 1/2 OF THE NW 1/4 AND THE N 1/2 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA.

PARCEL I

THE N 1/2 OF THE NE 1/4 OF SECTION 24, LYING N OF MYAKKA ROAD, IN TOWNSHIP 36 S, RANGE 19 E, SARASOTA COUNTY, FLORIDA.

PIONEER PARCEL

BEGIN AT THE INTERSECTION OF THE EAST LINE OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST, WITH THE NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD AS IT NOW EXISTS, AND RUN NORTH ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 1330.00 FEET; THENCE WEST PERPENDICULAR TO SAID EAST LINE; A DISTANCE OF 550.00 FEET; THENCE RUN SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 20, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA. CONTAINING 15 ACRES, MORE OR LESS. SUBJECT TO ANY PERTINENT EASEMENTS AND RIGHTS OF WAY OF RECORD.

ROAD PARCEL

TOGETHER WITH A PORTION OF OLD FRUITVILLE-MYAKKA HARD ROAD

DESCRIBED IN O.R. BOOK 3014, PAGE 540, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 WITH THE NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD (STATE ROAD #780) AS PER OFFICIAL RECORDS BOOK 3014, PAGE 543 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD, N.63°31'20"W., 1502.14 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.00°53'28"W., 1399.00 FEET; THENCE N.89°06'32"E., 1334.00 FEET TO THE SAID EAST LINE OF SECTION 20; THENCE ALONG SAID EAST LINE OF SECTION 20, S.00°53'28"E., 2089.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,326,870.32 SQUARE FEET OR 53.418 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

TOGETHER WITH:

DESCRIPTION: NORTH 100FT. WIDE INGRESS/EGRESS EASEMENT COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 36 SOUTH, RANGE 20 EAST; THENCE S 88°01'40"E ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 181.65 FEET TO THE POINT OF BEGINNING; THENCE N 35°15'00" W, A DISTANCE OF 310.84 FEET; THENCE N 00° 29' 40" E, A DISTANCE OF 3920.69 FEET; THENCE N 26° 12' 00" W, A DISTANCE OF 222.60 FEET; THENCE N 00° 29' 40" E, A DISTANCE OF 311.20 FEET; THENCE N 19° 40' 00" W, A DISTANCE OF 421.52 FEET; THENCE N 30° 25' 00" E, A DISTANCE OF 365.50 FEET; THENCE N 01° 32' 06" W, A DISTANCE OF 1799.66 FEET; THENCE N 34° 55' 00" W, A DISTANCE OF 481.71 FEET; THENCE N 33° 35' 00" E, A DISTANCE OF 341.57 FEET; THENCE N 22°39'00" W, A DISTANCE OF 824.02 FEET; THENCE N 08°45'00" W, A DISTANCE OF 623.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 411.68 FEET THROUGH A CENTRAL ANGLE OF 55° 30' 00" TO THE POINT OF TANGENCY, THENCE N 46° 45' 00" E, A DISTANCE OF 197.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 123.24 FET THROUGH A CENTRAL ANGLE OF 40° 21' 00" TO THE POINT OF TANGENCY; THENCE N 06° 24' 00" E, A DISTANCE OF 368.37 FEET; THENCE N 01° 32' 06" W, A DISTANCE OF 349.39 FEET; THENCE N 89° 59' 49" E ALONG THE NORTH LINE OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 20 EAST, A DISTANCE OF 100.04 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S 01° 32' 06" E ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 353.65 FEET; THENCE S 06°24' 00" W, A DISTANCE OF 375.30 FEET TO THE POINT OF

CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 193.67 FEET THROUGH A CENTRAL ANGLE OF 40° 21' 00" TO THE POINT OF TANGENCY; THENCE S 46°45'00" W, A DISTANCE OF 197.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 314.81 FEET THROUGH A CENTRAL ANGLE OF 55° 30' 00" TO THE POINT OF TANGENCY; THENCE S 08° 45' 00" E, A DISTANCE OF 611.55 FEET; THENCE S 22°39'00" E, A DISTANCE OF 865.26 FEET; THENCE S 33°35'00" W, A DISTANCE OF 326.91 FEET; THENCE S 34°55' 00" E, A DISTANCE OF 443.60 FEET; THENCE S 01° 32' 06" E, A DISTANCE OF 1858.28 FEET; THENCE S 30° 25' 00" W, A DISTANCE OF 347.41 FEET; THENCE S 19° 40' 00" E, A DISTANCE OF 392.58 FEET; THENCE S 00° 29' 40" W, A DISTANCE OF 305.07 FEET; THENCE S 26° 12' 00" E, A DISTANCE OF 222.60 FEET; THENCE S 00°29'40" W, A DISTANCE OF 3912.17 FEET; THENCE S 35°15'00" E, A DISTANCE OF 354.56 FEET; THENCE N 88°01' 40" W ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 125.58 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA

CONTAINING 25.42 ACRES

SUBJECT TO:

DESCRIPTION: SOUTH 100 FT. WIDE INGRESS/EGRESS EASEMENT

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 20 EAST ALSO BEING THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 36 SOUTH, RANGE 20 EAST; THENCE RUN S 88° 01' 40" E ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 181.65 FEET TO THE POINT OF BEGINNING; THENCE S 88° 01' 40" E CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 125.58 FEET; THENCE SOUTH 35° 15' 00" E, A DISTANCE OF 237.08 FEET; THENCE S 00°19'03" W, A DISTANCE OF 704.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 520.98 FEET THROUGH A CENTRAL ANGLE OF 29° 51' 00" TO THE POINT OF TANGENCY; THENCE S 30° 10' 04" W, A DISTANCE OF 186.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 468.88 FEET THROUGH A CENTRAL ANGLE OF 29° 51' 00" TO THE POINT OF TANGENCY; THENCE S 00°19' 03" W, A DISTANCE OF 697.61 FEET; THENCE S 00°19'18" W, A DISTANCE OF 50.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF

120.66 FEET THROUGH A CENTRAL ANGLE OF 40° 25' 40" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 262.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 344.56 FEET THROUGH A CENTRAL ANGLE OF 75° 21' 00" TO THE POINT OF TANGENCY; THENCE S 36°30'00" W, A DISTANCE OF 79.21 FEET; THENCE S 00°19'18" W, A DISTANCE OF 2165.64 FEET; THENCE S 00° 24' 24" W, A DISTANCE OF 1234.95 FEET; THENCE S 89° 44' 04" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD PER O.R. BOOK 3014, PAGE 543, A DISTANCE OF 100.01 FEET; THENCE N 00° 24' 24" E ALONG THE WEST LINE OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST A DISTANCE OF 1236.05 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N 00° 19' 1 8" E ALONG THE WEST LINE OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 20 EAST, A DISTANCE OF 2198.23 FEET; THENCE N 36° 30' 00" E, A DISTANCE OF 111.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 162.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 213.05 FEET THROUGH A CENTRAL ANGLE OF 75°21'00" TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 271.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 190.00 FEET THROUGH A CENTRAL ANGLE OF 40°10'10" TO THE POINT OF TANGENCY; THENCE N 00° 19' 18" E ALONG THE SAID WEST LINE OF SECTION 17, A DISTANCE OF 49.40 FEET; THENCE N 00° 19' 03" E CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 697.60 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 520.98 FEET THROUGH A CENTRAL ANGLE OF 29° 51' 00" TO THE POINT OF TANGENCY; THENCE N 30°10'04" E, A DISTANCE OF 186.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 468.88 FEET THROUGH A CENTRAL ANGLE OF 29° 51' 00" TO THE POINT OF TANGENCY; THENCE N 00°19'03" E, A DISTANCE OF 672.65 FEET; THENCE N 35°15'00" W, A DISTANCE OF 280.97 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 17 AND 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 15.65 ACRES

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

1. Development shall take place in substantial accordance with the Master Land Use Plan dated September 18, 2014, and attached hereto as Exhibit "A", and the Fiscal Neutrality Plan dated September 3, 2014, except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. Prior to or concurrent with the development of the subject parcel, the owner shall construct eastbound to northbound left-turn lanes at the intersections of the east and west driveways on Fruitville 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 development.
3. The wetlands, mesic hammocks, pine flatwoods, restoration areas, and other uplands 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 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, except where approved by Environmental Protection Division through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic 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 the Environmental Protection Division.
4. 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.
5. The Master Surface Water Management Plan shall be consistent with the Upper Myakka River and Cowpen Slough Basin Master Plans.
6. The development is required to connect to Sarasota County Public Utilities Water, Wastewater and Reclaimed Water systems.
7. Prior to being granted Construction Plan approval for the first phase of development, the owner will submit a Utilities Master Plan and hydraulic models for the entire development signed and sealed by a registered professional engineer identifying the infrastructure required to connect the development to Sarasota County Public Utilities Water, Wastewater and Reclaimed Water systems. The Master Plan will include a Water Quality Plan that demonstrates how the potable water system expansion will maintain compliance with applicable drinking water quality standards; a Lift Station Optimization Plan evaluating system impacts for the entire development; an Irrigation Plan identifying the infrastructure required to supply the sites storage pond with reclaimed water; and any off-site improvements required.

8. The owner shall operate, manage, and maintain a community wide irrigation system under a single entity or master association. Through its master covenants or deed restrictions the owner shall enforce provisions to preclude the installation and use of individual irrigation wells and employ conservation strategies including but not limited to, metering, managing supplies to limit impacts to groundwater, enforce watering schedules, monitor use, and implement best management practices to reduce irrigation demands. Community wells may be used only as a backup supply for irrigation during periods when reclaimed water or surface water is unavailable.
9. The owner is responsible for the construction and maintenance of internal irrigation infrastructure. Such irrigation infrastructure shall be designed to accept reclaimed water in accordance with applicable rules and regulations.
10. When reclaimed or reuse water becomes available, existing development shall be required to connect to these alternative supplies within 365 days of County notification.
11. The owner shall enter into a Standard Utility Agreement with Sarasota County prior to receiving Construction Authorization for the first phase of development. The Standard Utility Agreement shall outline the County's over size contributions for the extension of Water, Wastewater and Reclaimed Water systems to the development. The Standard Utility Agreement will include provisions to address the delay in the supply of reclaimed water so that development is allowed to proceed.
12. Prior to Construction Plan approval, a conservation easement shall be recorded in a form that is acceptable to the County Attorney for the purpose of eliminating any future density rights on lands designated open space and those lands generating Transfer of Development Rights (TDRs) within the Hamlet Master Land Use Plan.
13. Street lighting fixtures shall be shielded in order to direct light downward.

Section 4. 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 10th day of December, 2014.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA



Chair

ATTEST:

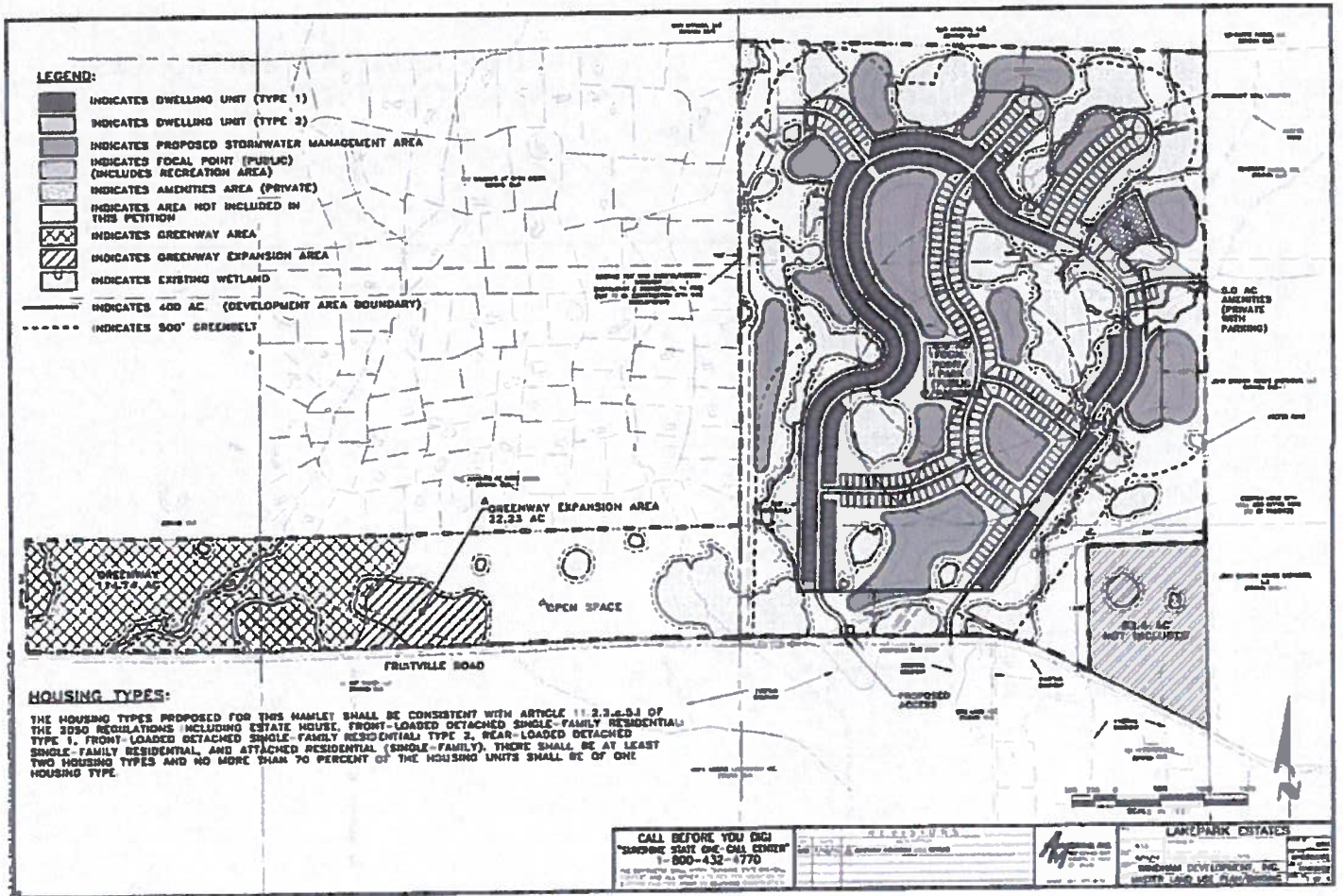
KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.


By: _____

Deputy Clerk

02014-090

Exhibit "A"



02014-090

NOTES:

1. TOTAL GROSS ACREAGE: 1,000± ACRES

2. ZONING:

EXISTING ZONING = OUB/OUK
 PROPOSED ZONING = HPD
 3. OPEN SPACE REQUIRED (11.2.2.a.3) = 600 AC (60%)
 4. OPEN SPACE PROVIDED = 600 AC (60%)

B. DENSITY CALCULATIONS:

A. (11.2.2.a.1.) 0.25 DU/AC OF DEVELOPED AREA
 0.25 x 400 = 100 DU

B. GREENWAY TRANSFER OF DEVELOPMENT RIGHTS (TABLE TDR-1)
 TOTAL GREENWAY AREA = 114.74 AC
 EXISTING LOW INTENSITY AGRICULTURE:
 84.57 AC = 1 DU/AC = 84.57 DU
 PINE FLATWOODS:
 35.92 AC = 1.8 DU/AC = 64.12 DU
 MIXED WETLAND HARDWOODS:
 3.08 AC = 1.8 DU/AC = 5.54 DU
 STREAMS / ESTUARIES:
 2.88 AC = 1.65 DU/AC = 4.75 DU
 FRESHWATER WETLAND:
 10.58 AC = 1.65 DU/AC = 17.46 DU
 SUBTOTAL = 159.99 DU

C. PRESERVE GREENWAY (11.2.13.a.1): (10% CREDIT)
 159.99 DU x 0.1 = 15.99 DU

D. PRESERVE VIEWSHED ALONG FRUITVILLE ROAD (11.2.13.a.2): (10% CREDIT)
 159.99 x 0.05 = 7.99 DU

A.C. GREENWAY EXPANSION TRANSFER OF DEVELOPMENT RIGHTS (TABLE TDR-1)
 TOTAL GREENWAY EXPANSION AREA = 22.23 AC
 EXISTING LOW INTENSITY AGRICULTURE:
 2.00 AC = 1 DU/AC = 2.00 DU
 FRESHWATER WETLAND:
 20.14 AC = 1.65 DU/AC = 33.23 DU
 SUBTOTAL = 35.23 DU

F. DEVELOPMENT AREA TRANSFER OF DEVELOPMENT RIGHTS (TABLE TDR-1)
 TOTAL DEVELOPMENT AREA = 400 AC
 FRESHWATER WETLANDS:
 41.63 AC = 1.65 DU/AC = 68.89 DU
 LAKES AND REGIONAL STORMWATER FACILITIES:
 78.24 AC = 0.57 DU/AC = 44.59 DU
 SUBTOTAL = 113.48 DU

A.G. TOTAL DWELLING UNITS = 448.14 DU

HOWEVER, THE HAMLET IS LIMITED TO A MAXIMUM OF 400 UNITS.

6. FOCAL POINT / RECREATION AREA
 PROPOSED 5.5 ACRES = 108 PARKING SPACES TO BE PROVIDED.
 (1 AC/47 DU = 400 DU = 83 AC)
7. SARASOTA COUNTY WATER:
 TO BE EXTENDED TO SITE
8. SARASOTA COUNTY SEWER:
 AVAILABLE AT SITE
9. APPROXIMATE IMPERVIOUS AREA
 ROADS AND SIDEWALK: 21.0 ACRES
 LOTS BOX IMPERVIOUS: 15.0 ACRES
 TOTAL: 36.0 ACRES (3.6%)
10. STORMWATER MANAGEMENT:
 ISOLATED WETLANDS WILL BE USED FOR STORMWATER TREATMENT AND ATTENUATION. PRETREATMENT WILL BE PROVIDED PRIOR TO DISCHARGE INTO WETLANDS. STORMWATER MANAGEMENT WILL COMPLY WITH ALL APPLICABLE SARASOTA COUNTY AND SWFWMD REQUIREMENTS.
11. THERE ARE NO GRAND TREES LOCATED ON THE SUBJECT PROPERTY. (SEE ECO CONSULTANTS REPORT (DATED MAY, 14, 2014) PAGE 2: GRAND TREES)
12. FINAL ALIGNMENT OF INTERIOR ROADS AND CONFIGURATION OF STORMWATER MANAGEMENT AREAS SHALL BE ESTABLISHED AT THE TIME OF PRELIMINARY PLAN OR SITE AND DEVELOPMENT PLAN APPROVAL. PRIVATE ROADS MAY BE GATED.
13. THE AMENITY AREA MAY INCLUDE POOL, CLUBHOUSE, PARKING, LANDSCAPE MATERIAL, OPEN SPACE, BATHROOMS, SPORTS COURTS, PLAYGROUND, TOT LOT AND OTHER AMENITIES.
 AMENITY AREA PARKING:
 GENERAL PARKING: 1 SPACE PER 250 SF OF BUILDING AREA.
 OFF STREET LOADING AREAS: 3,000 SF TO 25,000 SF REQUIRES 1 LOADING SPACE
14. SETBACKS:
 FRONT: 20'
 SIDE: 12' BETWEEN STRUCTURES
 REAR: 10' TO PRINCIPLE STRUCTURE, 3' TO SWIMMING POOL AND NONE TO ACCESSORY STRUCTURES EXCEPT 6' FOR REAR LOT LINES THAT ADJUT A SIDE LOT LINE.
15. THERE WILL BE NO LEASABLE SPACE ASSOCIATED WITH THIS PROJECT.

PLANNED DEVELOPMENT MODIFICATIONS:

1. MODIFICATION FROM § 11.2.8.a.2. AND TABLE 4. VOS-20. ROAD EDGE TREATMENT, OPEN DRAINAGE, TO PERMIT ROAD EDGE WITH CLOSED DRAINAGE
2. MODIFICATION FROM § 11.2.2.a.3.B.(a), REQUIRING FOCAL POINT TO BE LOCATED WITHIN 1/2 MILE RADIUS OR WALKING DISTANCE FOR MAJORITY OF RESIDENCES, TO PERMIT 236 (58%) UNITS TO BE LOCATED OUTSIDE SAID RADIUS.
3. MODIFICATION FROM § 11.2.8.a.2.H.(c)(3), CUL-DE-SACS PROHIBITED EXCEPT WHEN NECESSARY NEXT TO GEOGRAPHICAL FEATURES OR AT EDGE OF DEVELOPMENT, AND NOT EXCEEDING 1,000', TO PERMIT 2 CUL-DE-SACS, 1 EXCEEDING 1,000' (1,440')

<p>CALL BEFORE YOU DIG! "TURNING THE DIG" CALL CENTER 1-888-432-4770</p> <p><small>All companies who work "beneath the surface" must call or visit the "turning the dig" call center or website to determine the location of buried utilities before any excavation.</small></p>	<p>DATE: 05/14/14</p> <p>PROJECT: LAKEPARK ESTATES</p> <p>OWNER: LAKEPARK ESTATES, INC.</p> <p>DESIGNER: [Signature]</p> <p>CONTRACT NO.: [Blank]</p> <p>DATE OF ISSUE: 05/14/14</p> <p>SCALE: [Blank]</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p>
	<p>LAKEPARK ESTATES</p> <p>1000 FRUITVILLE ROAD, SUITE 100 SARASOTA, FL 34236</p> <p>PHONE: 941-554-1111 FAX: 941-554-1112 WWW.LAKEPARKESTATES.COM</p>

02014-090

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
1900	10	15	20	25	30	35	40	45	50	55	60	65	700
1901	12	18	23	28	33	38	43	48	53	58	63	68	720
1902	14	20	25	30	35	40	45	50	55	60	65	70	760
1903	16	22	27	32	37	42	47	52	57	62	67	72	800
1904	18	24	29	34	39	44	49	54	59	64	69	74	840
1905	20	26	31	36	41	46	51	56	61	66	71	76	880
1906	22	28	33	38	43	48	53	58	63	68	73	78	920
1907	24	30	35	40	45	50	55	60	65	70	75	80	960
1908	26	32	37	42	47	52	57	62	67	72	77	82	1000
1909	28	34	39	44	49	54	59	64	69	74	79	84	1040
1910	30	36	41	46	51	56	61	66	71	76	81	86	1080

Table 1: Annual Data from 1900 to 1910