

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# 5181000500489

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

The following property, located in the southwest quadrant of Interstate 75 and University Parkway in Sarasota County, Florida, owned by Sarasota Associates A-1 LLC, and described in Ordinance No. 2014-101 attached hereto, has been rezoned to a CG (Commercial General) and RMF-3/PUD (Residential Multi-family, 13 units/acre; Planned Unit Development) zone district with amended stipulations, pursuant to Rezone Petition No. 14-16 filed by Todd Mathes, Agent, and granted by the Sarasota County Commission on June 30, 2015 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. 2014-101, attached hereto)

[Signature]
Tate Taylor, Operational Manager

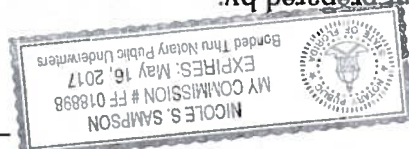
STATE OF FLORIDA
COUNTY OF SARASOTA

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.

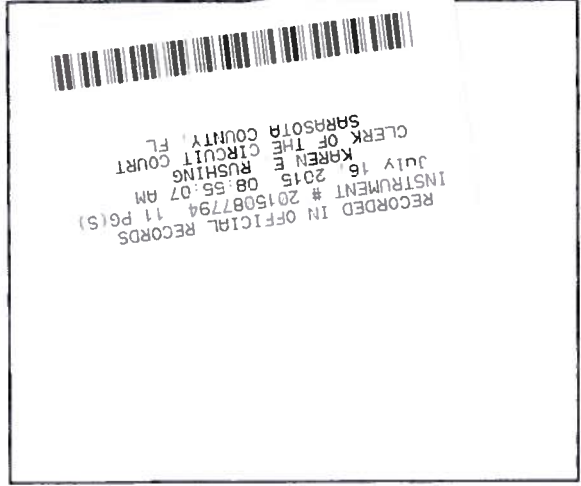
Witness my hand and official seal at Sarasota County, Florida, this 14th day of

July, 2015.

[Signature]
Notary Public
State of Florida at Large



This instrument prepared by:



A PARCEL OF LAND BEING IN SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, SOUTHWEST CORNER OF UNIVERSITY PARKWAY AND I-75, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 CG (Commercial General) and RMF-3/PUD (Residential Multi-family, 13 units/acre; Planned Unit Development) with Special Exception to CG (Commercial General) and RMF-3/PUD (Residential Multi-family, 13 units/acre; Planned Unit Development) zone district with amended stipulations and Special Exception for the following described property located in Sarasota County, Florida:

Ordinance, adequate levels of service are anticipated to be available. 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.

- D. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, Plan and meets the requirements of the Zoning Ordinance.
- C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
- 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.
- A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 14-16, requesting rezoning of the property described herein.

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052, AS AMENDED AND CODIFIED IN APPENDIX A OF 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.

ORDINANCE NO. 2014-101

2015 JUL - 1 PM 2:21
FILED FOR THE CIRCUIT COURT
KAREN READING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NORTH 1/4 CORNER) OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, S 89°24'44" E, A DISTANCE OF 330.03 FEET; THENCE DEPARTING SAID NORTH LINE AT A RIGHT ANGLE, S 00°35'16" W, A DISTANCE OF 27.34 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY AS SHOWN AND DESCRIBED IN ROAD PLAT BOOK 2, PAGE 41 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 00°30'56" W, A DISTANCE OF 259.70 FEET; THENCE S 28°01'40" W, A DISTANCE OF 286.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY (CH S 59°17'08" W 36.32') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°30'57", A DISTANCE OF 38.19 FEET; THENCE N 89°27'24" W, A DISTANCE OF 412.20 FEET; THENCE N 00°01'40" E, A DISTANCE OF 387.60 FEET; THENCE N 89°58'20" W, A DISTANCE OF 122.40 FEET; THENCE S 00°01'40" W, A DISTANCE OF 80.08 FEET; THENCE S 89°59'55" W, A DISTANCE OF 853.15 FEET; THENCE S 00°18'20" E, A DISTANCE OF 754.58 FEET; THENCE S 53°30'02" E, A DISTANCE OF 200.38 FEET; THENCE S 00°00'12" E, A DISTANCE OF 1465.41 FEET; THENCE S 89°27'59" E, A DISTANCE OF 67.99 FEET; THENCE N 86°34'16" E, A DISTANCE OF 523.51 FEET; THENCE S 00°04'51" W, A DISTANCE OF 229.70 FEET; THENCE N 89°57'03" E, A DISTANCE OF 143.15 FEET; THENCE S 00°01'18" E, A DISTANCE OF 70.47 FEET; THENCE S 89°58'45" E, A DISTANCE OF 173.84 FEET; THENCE N 05°15'30" W, A DISTANCE OF 86.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY (CH N 47°37'28" W 202.16') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°43'54", A DISTANCE OF 221.83 FEET; THENCE N 00°32'01" E, A DISTANCE OF 51.27 FEET; THENCE N 89°54'00" E, A DISTANCE OF 183.23 FEET; THENCE S 88°43'46" E, A DISTANCE OF 89.50 FEET; THENCE S 72°05'13" E, A DISTANCE OF 25.41 FEET; THENCE S 86°31'00" E, A DISTANCE OF 33.50 FEET; THENCE S 89°37'05" E, A DISTANCE OF 272.05 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 583.84 FEET; THENCE EASTERLY (CH S 80°39'30" E 152.62') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'13", A DISTANCE OF 153.06 FEET TO A POINT OF REVERSE CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 224.49 FEET; THENCE EASTERLY (CH S 79°39'26" E 81.98') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'30", A DISTANCE OF 82.44 FEET; THENCE S 89°30'05" E, A DISTANCE OF 140.60 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 761.84 FEET; THENCE NORTHEASTERLY (CH N 68°55'51" E 555.53') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°45'58", A DISTANCE OF 568.64 FEET; THENCE S 89°59'58" E, A DISTANCE OF 1364.32 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (SR 93) AS SHOWN AND DESCRIBED IN SRD R/W MAP 17075-2410; THENCE IN A NORTHWESTERLY DIRECTION (CH N 13°02'51" W 677.90') ALONG SAID WESTERLY RIGHT-OF-WAY LINE BY A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 11083.95 FEET THROUGH A CENTRAL ANGLE OF 03°30'17";

CG (COMMERCIAL GENERAL) AREA:

AN ARC DISTANCE OF 678.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 4489.66 FEET; THENCE NORTHWESTERLY (CH N 21°16'29" W 1012.60') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'00", A DISTANCE OF 1014.75 FEET; THENCE N 27°44'59" W, A DISTANCE OF 566.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 456.00 FEET; THENCE NORTHWESTERLY (CH 56°40'26" W 441.09') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°50'54", A DISTANCE OF 460.40 FEET; THENCE N 85°35'53" W, A DISTANCE OF 462.90 FEET; THENCE N 89°24'44" W, A DISTANCE OF 491.02 FEET; THENCE N 00°35'16" E, A DISTANCE OF 19.56 FEET TO THE END OF SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 89°21'37" W, A DISTANCE OF 111.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 7,772,298 SQUARE FEET OR 178.43 ACRES MORE OR LESS.

RMF-3 (RESIDENTIAL MULTI-FAMILY) AREA:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NORTH ¼ CORNER) OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, S 89°24'44" E, A DISTANCE OF 330.03 FEET; THENCE DEPARTING SAID NORTH LINE AT A RIGHT ANGLE, S 00°35'16" W, A DISTANCE OF 27.34 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY AS SHOWN AND DESCRIBED IN ROAD PLAT BOOK 2, PAGE 41 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 00°30'56" W, A DISTANCE OF 259.70 FEET; THENCE S 28°01'40" W, A DISTANCE OF 286.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY (CH S 59°17'08" W 36.32') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°30'57", A DISTANCE OF 38.19 FEET; THENCE N 89°27'24" W, A DISTANCE OF 412.20 FEET; THENCE N 00°01'40" E, A DISTANCE OF 387.60 FEET; THENCE N 89°58'20" W, A DISTANCE OF 122.40 FEET; THENCE S 00°01'40" W, A DISTANCE OF 80.08 FEET; THENCE S 89°59'55" W, A DISTANCE OF 853.15 FEET; THENCE S 00°18'20" E, A DISTANCE OF 754.58 FEET; THENCE S 53°30'02" E, A DISTANCE OF 200.38 FEET; THENCE S 00°00'12" E, A DISTANCE OF 1465.41 FEET; THENCE S 89°27'59" E, A DISTANCE OF 67.99 FEET; THENCE N 86°34'16" E, A DISTANCE OF 523.51 FEET; THENCE S 00°04'51" W, A DISTANCE OF 229.70 FEET; THENCE N 89°57'03" E, A DISTANCE OF 143.15 FEET; THENCE S 00°01'18" E, A DISTANCE OF 70.47 FEET; THENCE S 89°58'45" E, A DISTANCE OF 173.84 FEET; THENCE N 05°15'30" W, A DISTANCE OF 86.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY (CH N 47°37'28" W 202.16') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°43'54", A DISTANCE OF 221.83 FEET; THENCE N 00°32'01" E, A DISTANCE OF 51.27 FEET; THENCE N 89°54'00" E, A DISTANCE OF 183.23 FEET; THENCE S 88°43'46" E, A DISTANCE OF 89.50 FEET; THENCE S 72°05'13" E, A DISTANCE OF 25.41 FEET; THENCE S 86°31'00" E, A DISTANCE OF 33.50 FEET; THENCE S 89°37'05" E, A DISTANCE OF 272.05 FEET TO

A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 583.84 FEET; THENCE EASTERLY (CH S 80°39'30" E 152.62') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'13"; A DISTANCE OF 153.06 FEET TO A POINT OF REVERSE CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 224.49 FEET; THENCE EASTERLY (CH S 79°39'26" E 81.98') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'30"; A DISTANCE OF 82.44 FEET; THENCE S 89°30'05" E, A DISTANCE OF 140.60 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 761.84 FEET; THENCE NORTHEASTERLY (CH N 68°55'51" E 555.53') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°45'58"; A DISTANCE OF 568.64 FEET; THENCE S 89°59'58" E, A DISTANCE OF 1364.32 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (SR 93) AS SHOWN AND DESCRIBED IN SRD R/W MAP 17075-2410; THENCE IN A SOUTHEASTERLY DIRECTION (CH S 10°44'50" E 211.93') ALONG SAID WESTERLY RIGHT-OF-WAY LINE BY A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 11083.95 FEET THROUGH A CENTRAL ANGLE OF 01°05'44"; AN ARC DISTANCE OF 211.93 FEET TO A POINT OF COMPOUND CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 7509.45 FEET; THENCE SOUTHEASTERLY (CH S 07°49'49" E 57.31') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'14"; A DISTANCE OF 57.31 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG SAID SOUTH LINE, N 89°18'11" W, A DISTANCE OF 2618.20 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (SECTION CENTER); THENCE ALONG THE EAST LINE OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, S 00°30'56" W, A DISTANCE OF 1336.63 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, N 89°14'50" W, A DISTANCE OF 2029.00 FEET TO THE WEST LINE OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N 00°30'26" E, A DISTANCE OF 1334.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE ALONG SAID SOUTH LINE, S 89°18'11" E, A DISTANCE OF 676.40 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID EAST HALF, N 00°30'45" E, A DISTANCE OF 38.00 FEET; THENCE DEPARTING THE WEST LINE OF SAID EAST HALF, N 89°18'11" W, A DISTANCE OF 338.20 FEET; THENCE N 00°30'42" E, A DISTANCE OF 629.02 FEET; THENCE S 89°24'27" E, A DISTANCE OF 338.21 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N 00°30'45" E, A DISTANCE OF 1841.24 FEET TO A POINT ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY; THENCE ALONG SAID

SOUTHERLY RIGHT-OF-WAY LINE, N 82°30'50" E, A DISTANCE OF 560.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 5611.58 FEET; THENCE EASTERLY (CH N 86°33'44" E 792.33') ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'48"; A DISTANCE OF 792.99 FEET; THENCE S 89°23'22" E, A DISTANCE OF 7.36 FEET; THENCE S 89°21'37" E, A DISTANCE OF 330.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 4,475,111 SQUARE FEET OR 102.73 ACRES
MORE OR LESS.

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

1. Waiver of perimeter structure setback and landscape buffers required pursuant to zoning ordinance section 6.11.2.e (1).

2. Waiver within areas east of Cattlemen Road of the setback required pursuant to zoning ordinance section 6.11.2.e (2) for buildings between 35 feet and 85 feet in height.

3. Pursuant to Section 6.11.2.e.(2) of the Zoning Ordinance the building setback line and landscape buffer along the southern property line adjacent to North Lake shall be 0 feet.

4. Pursuant to Section 6.11.2.a. of the Zoning Ordinance structures shall be limited to a maximum total height not to exceed 85 feet in the RMF-3/PUD district.

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:

GENERAL (ALL AREAS)

1. All development shall occur in substantial accordance with the Development Concept Plan date stamped May 6, 2015, which implements the project supplement entitled "New Urban Design Criteria for The Sarasota Interstate Park of Commerce (SIFOC)" date stamped June 1, 2007 and attached hereto as Exhibits "A-1," "A-2" and "B" respectively. This does not imply or confer any variance from applicable zoning or land development regulations.

2. All development on the subject property (i.e., preliminary plans, site and development plans, final plats, and construction plans) shall comply with the Development Order for the Sarasota Interstate Park of Commerce (SIFOC) Development of Regional Impact (DRI), as amended.

3. The Master Surface Water Management Plan shall be consistent with the Braden River (Cooper Creek) Basin Master Plan.

4. Internal roadway landscaping shall meet or exceed the Landscape Cross-Sections submitted by the Applicant as part of the Sections or Architectural Elevations Exhibits, submitted with Rezone Petition No. 06-12 and dated July 26, 2006.

5. Along University Parkway, a variable width buffer of not less than 10 feet and containing not less than an average of 50 feet along University Parkway shall be maintained. Along I-75, a variable width buffer of not less than 20 feet for commercial uses and 50 feet for residential uses, and containing not less than an average of 25 feet along I-75 shall be maintained.

6. All development shall occur in substantial accordance with the Interlocal Agreement for University Parkway between Manatee County and Sarasota County, as amended.

These stipulations supersede the stipulations in Ordinance No. 2011-079 as to the area described in Section 2 above.

10. Commercial development within the CG zoning designation will be limited to a maximum building coverage of 2,409,000 square feet gross leasable areas. Off street parking and loading zones will be required to accommodate the commercial development in accordance with the Zoning Ordinance.

CG District Area

- 7. Residential units within the RMF-3/PUD zoning designation shall be restricted to a maximum of 1,265 units.
- 8. Commercial uses shall be consistent with CG (Commercial, General) uses including, but not limited to, Transient Accommodations (Hotel / Motel).
- 9. The vertical clearance requirement of not less than 13 feet 6 inches pursuant to (National Fire Protection Association) NFPA 1 Uniform Fire Code shall also include any emergency access roads running beneath residential structures.

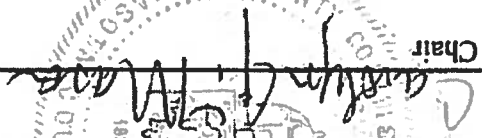
RMF-3/PUD District Area

0 2014 101

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

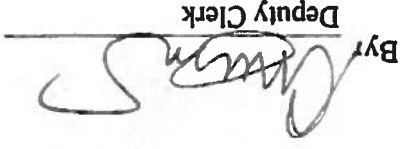
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 30th day of March, 2015.

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

02014-101

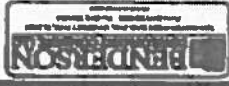
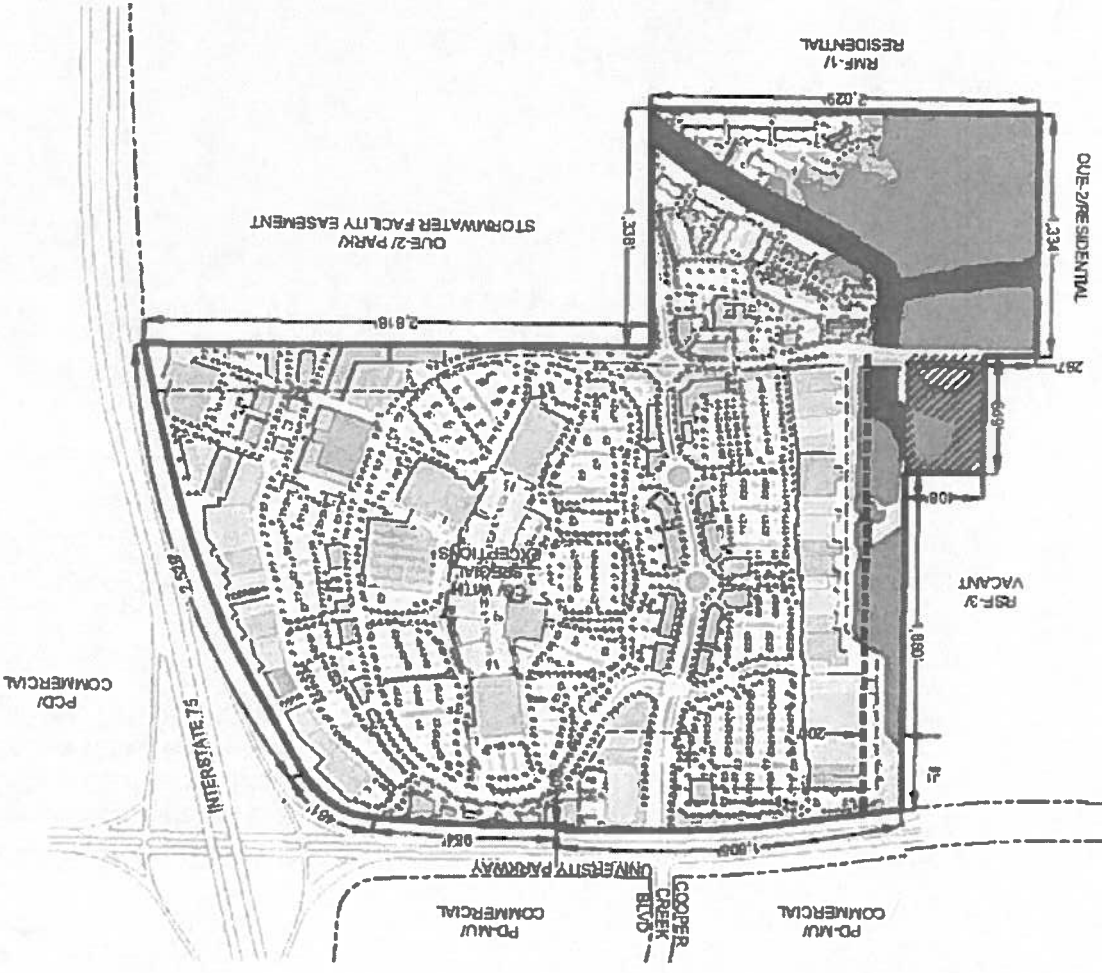
A-1

SARASOTA INTERSTATE PARK OF COMMERCE DEVELOPMENT CONCEPT PLAN, BINDING

LOCATED IN
SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

Received by
Planning Services
May 6, 2015


- LEGEND**
- PROPERTY LINE
 - PROPOSED ZONING LINE
 - PARCEL ID NO. 0014002070, FORMERLY DUE-2/VACANT, REZONED TO RMF
 - MESIC HAMMOCK
 - WETLAND
 - WATERCOURSE AND BUFFER



DEVELOPMENT CONCEPT PLAN
EXHIBIT A-1
SARASOTA INTERSTATE PARK OF COMMERCE
 PREPARED BY: [unreadable]
 DATE: [unreadable]

EXHIBIT "A"

02014-101



SARASOTA INTERSTATE PARK OF COMMERCE
 DEVELOPMENT CONCEPT PLAN
 EXHIBIT A-2

PLANNING DEPARTMENT
 1100 N. MIAMI AVENUE
 TAMPA, FL 33602
 TEL: 813.274.2000
 FAX: 813.274.2001

SARASOTA INTERSTATE PARK OF COMMERCE
 DEVELOPMENT CONCEPT PLAN, BINDING
 LOCATED IN SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST
 SARASOTA COUNTY, FLORIDA

PROPOSED ZONING CHART

CC W/SPECIAL EXCEPTIONS	17.11
BASE AV/BUROVERLAY (CC TEXT)	107.1
TOTAL	124.21 ACRES

EXISTING ZONING

PERVIOUS AREA MINIMUM	22.12 AC (1.28%)
PERVIOUS AREA MAXIMUM	22.12 AC (1.28%)
RECREATION AREA	7.5 AC
BUTTERS	3.8 AC
STORM WATER FACILITIES	3.8 AC
MIX OPEN SPACE	3.8 AC
BLIND COVERAGE: MAXIMUM	3.8 AC (2.0%)
STORMWATER FACILITY CAPACITY AVERAGE	101.8 ACRES (7.6%)
PROJECT AVERAGE	3.8 AC

PROPOSED USES

RETAIL / RESTAURANT	440,000 SF CL.A	1,100,000 SF CL.A
OFFICE	220,000 SF CL.A	1,100,000 SF CL.A
THEATER	1,700 SEATS	1,700 SEATS
HOTELS	500 ROOMS WITH MICROWAVES	500 ROOMS WITH MICROWAVES
RESIDENTIAL	750 MINIMUM, 2,750 MAXIMUM (INCLUDES 50 LIVE WORK UNITS)	750 MINIMUM, 2,750 MAXIMUM (INCLUDES 50 LIVE WORK UNITS)
1100 DUNK-CC	PLANNING NO. 125144007'S D-129144014 R	

PARKING CALCULATION

USE	UNIT	REQ'D / PROVIDED	PARKING RATIO	REQ'D / PROVIDED	PARKING SPACES
RETAIL / OFFICE / RESTAURANT / MIXED USE	2,000 SQ. FT. CL.A	4 SP / 1,000 SF		2,000	10,700
THEATER	1,700 SEATS	1 SP / 3 SEATS		567	
TRANSIENT ACCOMMODATIONS	500 ROOMS	1 SP ROOM PLUS 1 SP / 10 ROOMS		550	
RESIDENTIAL UNITS	1,750 UNITS	2 SP / UNIT PLUS 1 SP / 5 UNITS		3,500	
TOTAL PARKING SPACES REQUIRED					44,667
TOTAL PARKING SPACES PROVIDED					44,667

THE PROJECT MAY PROVIDE PARKING PER SECTION 1.11 ALTERNATE PARKING PLANS ** WHERE ANY MINIMUM USE COMPLETION ZONE OF THE TOTAL GROSS LEASABLE AREA SHALL BE CALCULATED SEPARATELY

CC W/SPECIAL EXCEPTIONS

- 1 PERMIT TRANSIENT ACCOMMODATIONS (HOTEL/MOTEL)
- 2 PERMIT GARDEN CENTER WITH OUTSIDE MERCHANDISE
- 3 PERMIT RETAIL SALES OVER 68,000 SQUARE FEET OF GROSS FLOOR AREA BY AN ANGLE OF CHLANT BUILDING
- 4 PERMIT OUTDOOR DINING UNTIL 1 AM, SUNDAY THROUGH SATURDAY, EXCEPT WITHIN 150 FEET OF THE WEST PROPERTY LINE
- 5 PERMIT INDOOR ENTERTAINMENT AFTER 10 PM
- 6 PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, EXCEPT WITHIN 100 FEET OF THE WEST PROPERTY LINE
- 7 PERMIT ADDITIONAL BUILDING HEIGHT NOT TO EXCEED 25 FEET
- 8 PERMIT VALVE OF FRONT, SIDE AND REAR YARDS AND LANDSCAPE BUFFERS
- 9 PERMIT OUTDOOR DINING UNTIL 3 AM, SUNDAY THROUGH SATURDAY, ONLY WITHIN AREAS EAST OF CATTLEMAN ROAD
- 10 PERMIT INDOOR ENTERTAINMENT AFTER 10 PM, ONLY WITHIN AREAS EAST OF CATTLEMAN ROAD
- 11 PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, ONLY WITHIN AREAS EAST OF CATTLEMAN ROAD
- 12 PERMIT VALVE OF REAR YARDS AND LANDSCAPE BUFFERS REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 4.11.2(1)
- 13 PERMIT VALVE OF FRONT, SIDE AND REAR YARDS AND LANDSCAPE BUFFERS REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 4.11.2(1) FOR BUILDINGS BETWEEN 25 FEET AND 25 FEET IN HEIGHT

EXHIBIT "B"

New Urbanism Design Criteria for The Sarasota Interstate Park of Commerce (SIPOC)

The University Town Center will be a vibrant mixed use project that implements the guiding principles of New Urbanism as postulated by the Congress of New Urbanism and Stefanos Polyzoides. Use of the *Design Criteria* listed below will ensure the continuity of these principles into perpetuity.

1. **Connectivity**
 - Street network is designed to reduce congestion and create a coherent system
 - Pedestrian paths and sidewalks network is extensive and welcoming
 - Bicycle use encouraged by safe street designs and amenities
 - Regional and local transit are provided to reduce auto use
2. **Figural Open Space**
 - Well-developed system of outdoor spaces encourages pedestrians
 - Conservation areas are provided for recreation and natural resource preservation
 - Public plazas and other social gathering spaces are widely distributed
 - Buildings and spaces are well-linked for a coherent and holistic approach
3. **Compactness**
 - Mixed-use and flex building fabric is the glue which holds the project together
 - Community buildings are provided in logical, central locations
 - Adjacency of services and housing to de-emphasize the automobile
 - "Park-once" facilities reduce multiple auto trips
4. **Diversity**
 - Quality architectural fabric reflects a range of regional traditions
 - Variety of housing types and income levels
 - Public spaces, variety of uses and activities offer vitality and a well-developed public realm
 - Mixture of housing, retail & office to create economic vitality and a true residential community
5. **Sustainability**
 - High capture rates for traffic, created by integration of transit and mixed use
 - Stormwater and irrigation systems to capture and reuse water
 - Drought-resistant native plants integrated to support outdoor networks
 - Application for certification of site plan, by Florida Green Building Coalition
 - Additional water conservation accomplished by installing high-efficiency plumbing fixtures
 - On-site transit station along with internal trolley system promotes multi-model functions
 - Bicycle and Pedestrian systems connect all land uses
 - Bicycle racks provided throughout all land use groups

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