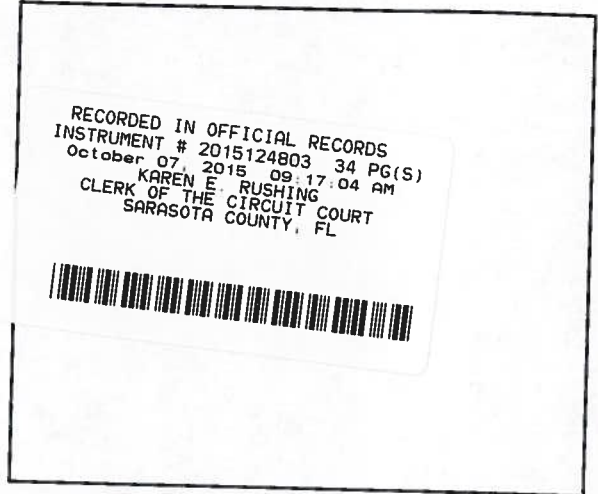


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236


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 north of Fruitville Road and west of Lorraine/Dog Kennel Road, in Sarasota County, Florida, owned by Lindvest Fruitville Ltd./Linvest Sarasota East, Ltd, and described in Ordinance No. 2015-036 attached hereto, has been rezoned to a VPD (Village Planned Development) zone district pursuant to Rezone Petition No. 14-18 filed by Bill Waddill, Agent, and granted by Sarasota County on September 22, 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 3 of Ordinance No. 2015-036 attached hereto)



Tate Taylor, Operational Manager

**STATE OF FLORIDA
COUNTY OF SARASOTA**

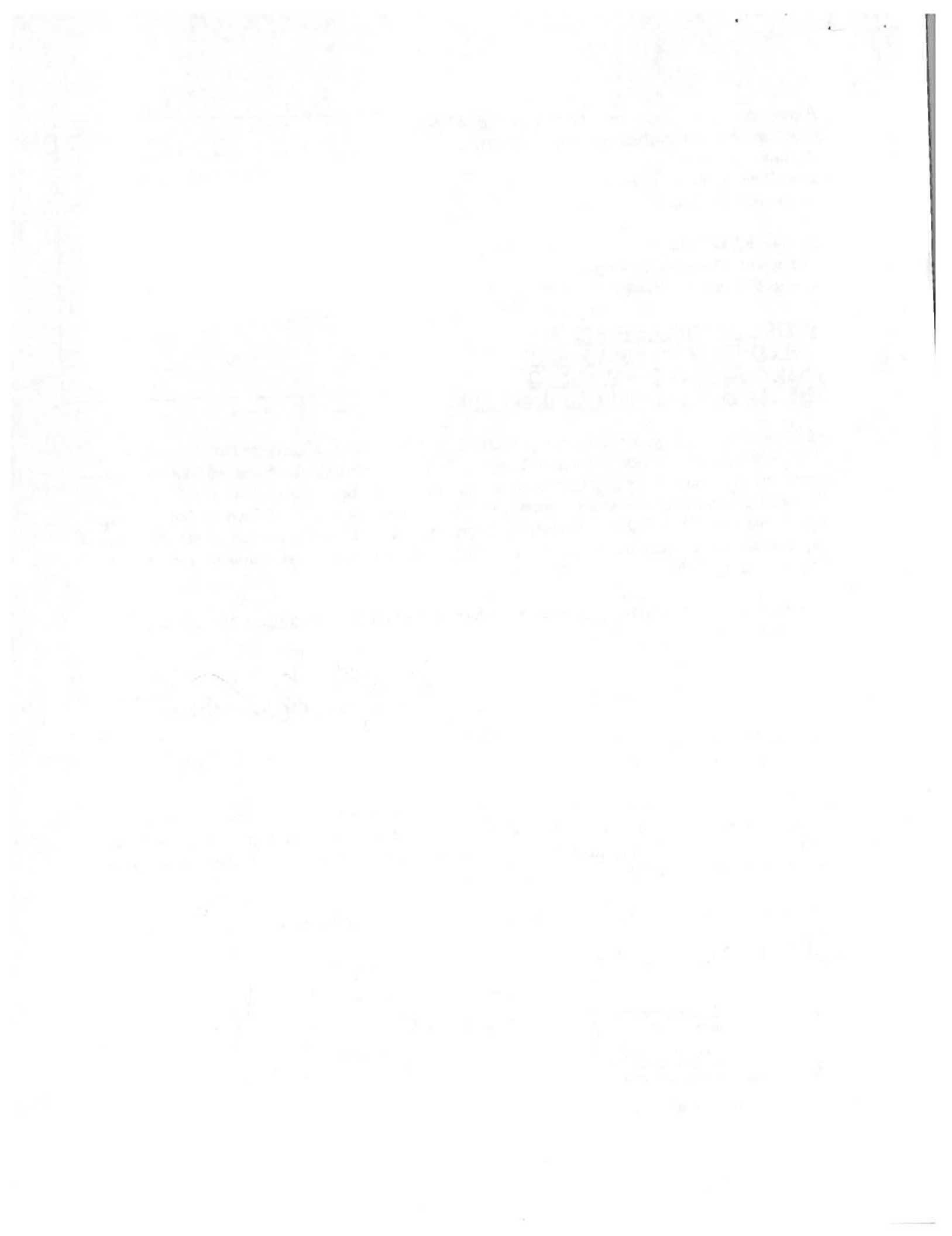
Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 6th day of October, 2015.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS





FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

September 29, 2015

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. 2015-036, which was filed in this office on September 29, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2015-036

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

BOARD RECORDS
FILED FOR THE RECORDS
2015 SEP 29 AM 9:53
KAREN E. RUSHING
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. 14-18, 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 OUE-1 (Open Use Estate, 1 unit per 5 acres) and OUA (Open Use, Agriculture, 1 unit per 160 acres) to the VPD (Village Planned Development) zone district for the following described property located in Sarasota County, Florida:

PROPERTY OF LINDVEST FRUITVILLE, LTD

COMMENCE AT THE N.E. CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE N. 89 DEGREES 32'0L" W., ALONG THE NORTH LINE OF SAID SECTION, 1347.06 FEET TO THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 FOR A POINT OF BEGINNING; THENCE CONTINUE N. 89 DEGREES 32'0L" W., ALONG THE NORTH LINE OF SAID SECTION 1347.05 FEET TO THE N.W. CORNER OF SAID N.W. 1/4 OF THE N.E. 1/4, SAID POINT ALSO BEING THE N.E CORNER OF THE N.W. 1/4; THENCE N. 89 DEGREES 28'48" W., ALONG SAID N.W. 1/4, 2688.43 FEET TO THE N.W. CORNER OF SAID SECTION 15; THENCE S. 00 DEGREES 00'20" W., ALONG THE WEST LINE OF SAID SECTION 2696.48 FEET TO THE S.W. CORNER OF THE N.W. 1/4; THENCE N. 89 DEGREES 51'13" E., (DEED-N.89 DEGREES 44'17" E. 4337.78 FEET) ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION, 4338.51 FEET TO THE N.W. CORNER OF THOSE CERTAIN LANDS WITHIN THE S.E. 1/4 OF SAID SECTION 15 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1682, PAGE 1624 ET. SEQ. OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S. 00 DEGREES 04'06" E. (DEED-S. 00 DEGREES 11'48" E) ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 1682, PAGE 1624 ET. SEQ., 1080.68 FEET; THENCE N. 73 DEGREES 11'12" E., 931.57 FEET TO A POINT LYING ON THE WEST R/W OF A PRIVATE 150 FOOT ROADWAY (AS DESCRIBED IN OFFICIAL RECORDS BOOK 2508, PAGE 1388 ET. SEQ., OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE N. 00 DEGREES 30'LO" W., ALONG SAID R/W, 164.12 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1925.00 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 39'34", A DISTANCE OF 727.70 FEET TO THE P.T. OF SAID CURVE; THENCE N. 22 DEGREES 09'44" W., A DISTANCE OF 208.25 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2925.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 45'47", A DISTANCE OF 549.46 FEET TO THE P.T. OF SAID CURVE; THENCE N. 32 DEGREES 55'31" W., A DISTANCE OF 622.48 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 08'21", A DISTANCE OF 69.85 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N. 89 DEGREES 50'22" W., ALONG SAID LINE 346.37 FEET TO THE S.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4; THENCE N. 00 DEGREES 02'28' E., ALONG THE WEST LINE OF SAID N.E. 1/4 OF THE N. E. 1/4 1325.40 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

PROPERTY OF LINDVEST SARASOTA EAST LTD

A PARCEL OF LAND LYING IN SECTIONS 15 AND 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST; THENCE S 89 DEG. 10' 30" W., ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 150.14 FEET TO THE POINT OF BEGINNING; THENCE S 00 DEG. 34' 11" W., PARALLEL AND 150.00 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 1256.45 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF FRUITVILLE ROAD (STATE ROAD 780) AS RECORDED IN ROAD PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE FOLLOWING TWO (2) CALLS ARE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY; THENCE S 89 DEG. 39' 34" W., A DISTANCE OF 108.03 FEET; THENCE S 89 DEG. 06' 59" W., A DISTANCE OF 986.19 FEET; THENCE N 04 DEG. 06' 00" E., A DISTANCE OF 586.70 FEET; THENCE N 02 DEG. 42' 42" E., A DISTANCE OF 672.90 FEET TO THE NORTH LINE OF AFOREMENTIONED SECTION 22; THENCE S 89 DEG. 10' 30" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 632.91 FEET; THENCE S 00 DEG. 52' 00" E., A DISTANCE OF 1240.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRUITVILLE ROAD, THE FOLLOWING TWO (2) CALLS ARE ALONG SAID NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD; THENCE S 00 DEG. 52' 14" E., A DISTANCE OF 16.61 FEET; THENCE S 89 DEG. 09' 55" W., A DISTANCE OF 968.23 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2608, PAGE 1353 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00 DEG. 31' 15" E., ALONG SAID EASTERLY LINE, A DISTANCE OF 1257.31 FEET; THENCE N 89 DEG. 10' 30" E., A DISTANCE OF 53.46 FEET TO THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST AS DESCRIBED IN CERTIFIED CORNER RECORD NO. 29135 OF FLORIDA DEPARTMENT OF NATURAL RESOURCES; THENCE N 00 DEG. 04' 55" W., ALONG THAT CERTAIN BOUNDARY LINE AGREEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2010051145, SAID PUBLIC RECORDS, A DISTANCE OF 2666.79 FEET TO THE CENTER OF SAID SECTION 15; THENCE N 89 DEG. 51' 12" E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1644.38 FEET; THENCE S 00 DEG. 04' 16" E., A DISTANCE OF 2647.32 FEET TO THE NORTH LINE OF AFOREMENTIONED SECTION 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST; THENCE N 89 DEG. 10' 30" E., ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 905.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST; THENCE S89°10'30"W, ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 150.05 FT. TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF "LORRAINE ROAD", A 150.00 FT. WIDE PRIVATE ROADWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2508, PAGE 1388, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N00°34'25"E, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 2.35 FT.; THENCE N00°30'10"W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 608.16 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE N00°30'10"W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1143.42 FT. TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2812, PAGE 1323, SAID PUBLIC RECORDS; THENCE S73°11'07"W, ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 75.00 FT.; THENCE N00°30'10"W, ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 69.20 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN INSTRUMENT #2001148415, SAID PUBLIC RECORDS; THENCE S73°11'07"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 856.60 FT. TO THE SOUTHWEST CORNER OF SAID LANDS, ALSO BEING A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1682, PAGE 1624, SAID PUBLIC RECORDS; THENCE S00°04'59"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 956.05 FT.; THENCE N89°10'30"E, A DISTANCE OF 901.12 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT, AS DESCRIBED IN EASEMENT AGREEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2006223158, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (THIS NON-EXCLUSIVE ACCESS EASEMENT SHALL BE REFERRED TO HEREIN AS THE "ACCESS EASEMENT.")

LESS the following:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST; THENCE S89°10'30"W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 150.05 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE S89°10'30"W, ALONG SAID NORTH LINE, A DISTANCE OF 861.98 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN 50.00 FT. WIDE PUBLIC UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1778, PAGE 149, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S43°23'47"E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1241.18 FT. TO THE INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN 150.00 FT. WIDE NON-EXCLUSIVE ACCESS EASEMENT, AS RECORDED IN INSTRUMENT #2006223158, SAID PUBLIC RECORDS; THENCE

N00°34'25"E, ALONG SAID WESTERLY LINE, PARALLEL WITH THE EAST LINE OF SECTION 22 AND 150.00 FT. WESTERLY THEREFROM, A DISTANCE OF 914.32 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

ALSO LESS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST; THENCE S89°10'30"W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1183.09 FT.; THENCE S02°42'42"W, A DISTANCE OF 283.12 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE S02°42'42"W, 389.78 FT.; THENCE S04°06'00"W, A DISTANCE OF 586.70 FT. TO THE INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF "FRUITVILLE ROAD" (STATE ROAD 780), AS RECORDED IN PLAT BOOK 2, PAGE 7, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N89°06'59"E, ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 967.85 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN 170.00 FT. WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 941, PAGE 899, SAID PUBLIC RECORDS; THENCE N43°23'47"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1320.66 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

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:

Planning

1. Development shall take place in substantial accordance with the "Binding Master Land Use Plan Map Series" dated April 17, 2015, and attached hereto as Exhibit "A", which includes the following Plans: Master Land Use Plan, Master Development Plan and Modifications (Map C-3 and C-3 MOD), Parks and Recreation Plan (Maps C-3a and C-3a1), Transportation/Mobility Plan (Map C-3b), TDR Plan (Map C-5), Native Habitat Preservation Plan (Map F-2), Development-Open Space Plan (Map F-2a), and Wildlife Corridor Plan (Map F-3). This does not imply or confer any variances from applicable zoning or land development regulations.

Community/Affordable Housing

2. Prior to or concurrent with the approval for the first Neighborhood Plan for Fruitville Road Properties Village development, the Owner shall provide an Affordable Housing Plan, as required by Zoning Section 11.2.3.c.4.v., for Board approval at a public hearing.

Transportation

3. Prior to or concurrent with the development of the subject parcel, the Owner shall construct an eastbound to northbound left-turn lane at the intersection of the access driveway on Fruitville Road. The improvements 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 initial construction plans for the development.
4. Prior to the initial construction plan authorization, the Owner shall either 1) obtain County approval of a proportionate share mitigation agreement for an additional eastbound to northbound left turn lane at the intersection of Fruitville Road and Coburn Road, consistent with Subsection 163.3180(5), Florida Statutes or 2) improvements to restore the intersection of Fruitville Road and Coburn Road to the adopted Level of Service shall be in place or included within the Construction plans for the project and constructed concurrently with the project.
5. At such time a traffic signal is warranted and approved by Sarasota County, the Owner shall be responsible for its proportionate share of the cost of design and construction of a traffic signal at the Fruitville Road and Dog Kennel Road/ Lorraine Road intersection. If a traffic signal is warranted and approved as described above, the plans for the signalization of the Fruitville Road and Dog Kennel Road/Lorraine Road intersection shall be included with the development construction plans or be the subject of a binding executable contract for construction.
6. At such time the development meets the warrants for eastbound to southbound right turn lanes and/or westbound to southbound left turn lanes at the intersections of the access locations and the future East-West Connector Road in the Village of Lakewood Ranch South development or safety necessitates the need for auxiliary lane(s), the Owner shall submit construction plans for the turn lane(s) for review and approval. The turn lane improvement(s) shall be designed and constructed at no cost to the County. Furthermore, any additional right-of-way needed to accommodate the improvement(s) shall be dedicated to Sarasota County.

Environmental Protection Division

7. The wetlands, pine flatwoods, restored native habitat, and other uplands as shown on the approved Native Habitat Preservation, Alteration, & Mitigation Map (Map F-2) shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve/conservation area and labeled a preserve/conservation area 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 the Environmental Protection Division through: 1) the Resource Management Plan (LDR Environmental Technical Manual Section D. and Section F) for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
8. Slight 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 Environmental Protection Division.

9. The Owner shall cause to be recorded in the Public Records of Sarasota County, Florida, a Notice of Proximity to the Gum Slough and Long Swamp Conservation Areas. Said notice shall be in substantially the same form as the "Notice of Proximity Form" attached hereto as Exhibit "B". Said Notice shall contain a metes and bounds description of the property prepared by a licensed Florida Land Surveyor and recorded at the time of the recording of each final plat or condominium plat survey and the O.R. Book and Page shall be set forth within such plat. Said Notice shall also be referenced as part of all Deed Restriction and Condominium documents. Said Notice shall indicate the Gum Slough and Long Swamp Conservation Areas' right to the following: continue current resource management practices to include, but not be limited to, ecological burning, exotic plant and animal removal, usage of heavy equipment and machinery and other practices as may be deemed necessary for the proper management of the Gum Slough and Long Swamp Conservation Areas. Said Notice shall also include recognition that Florida Department of Environmental Protection regulations and policies substantially restrict mosquito control in the Gum Slough and Long Swamp Conservation Areas.
10. The Owner shall preserve a minimum of 70.95 acres of existing on-site native habitat and restore 10.8 acres of native habitat within separate tracts during the site and development plan review. The development shall be designed to optimize the habitat connectivity and minimize habitat fragmentation.
11. 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.
12. Prior to the submittal of the first construction plan a resource management plan for the construction of any trails within the native habitat conservation areas shall be submitted to the Environmental Protection Division for review and approval of proposed trail material and proposed trail locations. Trail locations shall be confirmed in the field with the applicant's environmental consultant.
13. A wildlife corridor between the Long Swamp and Gum Slough Conservation areas shall be maintained in perpetuity. The number of road crossings shall be limited across the proposed wildlife connection and appropriate crossing structures (e.g., box culverts with animal shelf) shall be provided for review by the County during the construction plan submittals. All areas of the wildlife corridor shall be maintained in a natural state.

Stormwater

14. The Master Surface Water Management Plan shall be consistent with the Phillippi Basin Master Plan.

Utilities Planning

15. The Owner shall enter into a Utility Agreement with Sarasota County prior to receiving Construction Authorization for any portion of development. The Utility Agreement shall

outline any County contribution for the oversize of potable water, wastewater collection or reclaimed water extensions. The Owner is required to extend the 12" reclaimed water system on Fruitville Road along the full frontage of the parcel facing Fruitville Road and enter into an oversize agreement with the County who may upsize the line. The development is required to extend from the 16" potable water main on Fruitville Road along the full frontage of the parcel facing Fruitville Road and enter into an oversize agreement with the County for the upsize of the line.

16. Prior to being granted Site 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 ponds with reclaimed water; and any off-site improvements required.
17. 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, 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 if reclaimed water or surface water is unavailable.
18. Sarasota County shall have access to all potable water distribution systems, wastewater collection systems, and reclaimed water supply systems up to the Point(s) of Delivery within the development at all times. Utility easements with a minimum width of 20 feet shall be provided in accordance with all applicable County regulations. Easements in excess of 20 feet may be required for larger sized pipelines and those in close proximity to proposed structures.

Parks and Recreation

19. Prior to or concurrent with the approval for the first Neighborhood Plan, the Owner shall depict the multi-use trails in all proposed Greenbelt buffers and provide specifications for the trails.
20. Prior to or concurrent with the approval for a Neighborhood Plan, the Owner shall depict the multi-use trails within the Florida Power & Light (FPL) easement and provide specifications for the trail. Furthermore, the developer shall submit a signed agreement with FPL for development, management and maintenance of the trails within the FPL easement.

School Board

21. A school concurrency review is required with the submittal of the final site plan/plat stage and any final determination on available capacity will be determined at that time.

Fiscal Neutrality

22. Development shall take place in substantial accordance with the Fiscal Neutrality Plan dated November 12, 2014, except as necessary to comply with the stipulations herein. The Fiscal Neutrality Plan is in accordance to the proposed development program identified in the Master Land Use Plan Series dated February 17, 2015, and attached hereto as Exhibit "A" (a maximum of: 575 detached residential units, 100 attached residential units, 225 multi-family residential units and 100,000 SF non-residential). Any development in excess of these totals will require approval of a new or revised Fiscal Neutrality Plan. The Fiscal Neutrality Plan, Appendix D, identifies an Alternative Development Scenario (Deviation 1). Any totals that exceed the deviations analyzed in the Alternative Development Scenario will require a new or revised Fiscal Neutrality Plan.

SCAT

23. Prior to or concurrent with the first Neighborhood Plan, the Owner shall work with SCAT to develop three possible transit stops to serve the proposed development. The transit stop locations will be one along Fruitville Road at the Village Center and possibly two locations along Dog Kennel Road, as identified in the Master Land Use Plan Series.

Transfer of Development Rights

24. The minimum density is 3 dwelling units per acre of Developed Area of a Village Planned Development, or a total of 760 units for the subject property. The maximum number of units available from within the subject property is 535.
25. The owner is required to obtain a minimum of 225 transferable development rights (TDRs) from an off-site source, which is based on the Binding TDR Plan. This will meet the minimum density requirements of 3 dwelling units per acre of Developed Area (253.5 acres) for the Fruitville Road Properties Village development and takes into account the on-site development rights. No initial or subsequent final subdivision plats shall be approved unless the minimum number of TDRs is secured through a contract to acquire units from the County TDR Bank, or is secured by private transfer of TDRs approved by Sarasota County as meeting the requirements of Section 11 of the Zoning Regulations.
26. No final subdivision plats may be approved unless the Developer has demonstrated that sufficient development rights are available to meet the number of units in the plat. The available units must either have been TDRs transferred to the site prior to final plat approval, or internal units available by transferring from the subject property's on-site open space. Each plat shall document the source of the units and the cumulative total of units within the subject property.

Section 4. Pursuant to Section 11.3.11.e of the Sarasota County Zoning Ordinance, the Board approves the following VPD modifications:

Modifications:

1. Modification from sections 11.2.3.c.3.i.; 11.2.9.c.2.; and 11.2.13.g.3.i. of the Zoning Ordinance, relating to Open Space. The percentage of Open Space required to be set aside may be reduced from 50% to 43%. The lands presently encumbered by utility easements, labeled as "FPL Easement" on the Master Land Use Plan, may be included in the Open Space calculation, and may be preserved in perpetuity through the recording of restrictive covenants rather than conservation easements. Open Space lands not so encumbered shall be preserved through conservation easements.
2. Modification from sections 11.2.8.c.2.i.; 11.2.8.c.2.iii.b.(1); and 11.2.8.c.3.ii. (Tables 1 and 2) of the Zoning Ordinance, relating to multi-use trail location, pavement and width. The requirement for a multi-use trail may be satisfied by placing the trail within the road bed of the existing service road that runs the length of the "FPL Easement" depicted on the Master Land Use Plan. The width of that trail may be reduced to 10 feet where necessary to stay within the bounds of that roadbed. The multi-use trail is to be provided consistent with the locations identified on the Master Land Use Plan, Parks and Recreation Plan and the Transportation/Mobility Plan. The surface of the trail may consist of pervious materials including shell, gravel or stabilized materials approved by Sarasota County Environmental Protection Division. The trail shall extend outside the "FPL Easement" to the extent necessary to connect to the pedestrian network.
3. Modification from sections 11.2.8.c.3.ii. (Table 1); 11.2.8.c.3.iv(c); and 11.2.8.c.3.v(b) of the Zoning Ordinance, relating to roadway, sidewalk and other pedestrian walkway standards. Right-of-way and roadway widths may either comply with the attached "Mobility Cross Sections" attached hereto as Exhibit "C", or they may comply with the street types depicted in Table 1, of section 11.2.8 of the Zoning Ordinance. Sidewalks shall be required only on one side of every street, and the width may be reduced to 5 feet.
4. Modification from section 11.2.3.e.3 of the Zoning Ordinance, relating to restrictions on access to neighborhoods. Any streets, other than an arterial or collector road, which serve individual neighborhoods and are privately maintained, may be restricted by gates or other security measures.
5. Modification from sections 6.2.11.d.1 and 6.2.11.d.6. of the Zoning Regulations, and Appendix B-11 Miscellaneous Plat Notes of the Land Development Regulations and Development Regulations, relating to relating to setbacks. Structures may encroach into yards and utility easements as depicted on the "Residential Building Setbacks/Dimensions" attached hereto as Exhibit "D", in the following respects:
 - a. For Housing Types 5 and 6, side yard setbacks may be reduced from 6 feet to 3 feet (6 feet between structures); and front yard setbacks shall be 10 feet to the front porch or pedestal entry, and 15 feet to the main residential structure; and rear yard setbacks shall be 7 feet.

- b. For Housing Types 2, 3, and 4, side yard setbacks may be reduced to from 6 feet to 5 feet (10 feet between structures); front yard setbacks shall be 20 feet; and rear yard setbacks shall be 10 feet.
 - c. For all housing types, air-conditioning, mechanical, electrical and plumbing equipment may be located within 1.5 feet (instead of 3 feet) from the side lot property line and may not encroach into utility easements.
6. Modification from section 11.2.9.c.2.ii of the Zoning Ordinance, relating to the recording of Open Space/Conservation Easement(s) for subsequent Villages. The initial open space/conservation easement or restrictive covenants for Fruitville Road Properties shall be reduced from at least 75% to at least 50% of the approved open space. The initial open space/conservation easement or restrictive covenants shall preserve in order of priority, designated Greenways, native habitats in major wildlife corridors, other open space in major wildlife corridors, other native habitats, and other open space. The initial open space/conservation easement or restrictive covenants shall be recorded following the final approval of the Master Land Use Plan and prior to the initial final plat approval, and in compliance with Section 11.2.13.g.
 7. Modification from Section 11.2.8.c.3.x of the Zoning Ordinance, relating to the provision of bus stops in Neighborhood Centers. Bus stops will be required along Fruitville Road and Dog Kennel Road, but will not be required within the Neighborhood Centers.

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 22nd day of September, 2015.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Carolyn J. Mass
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: [Signature]
Deputy Clerk

EXHIBIT A

Binding Master Land Use Map Series

[Faint, illegible text in the top left corner, likely a title or header for the map series.]



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02015-036

Fruitville Road Properties Master Land Use Plan Map Series

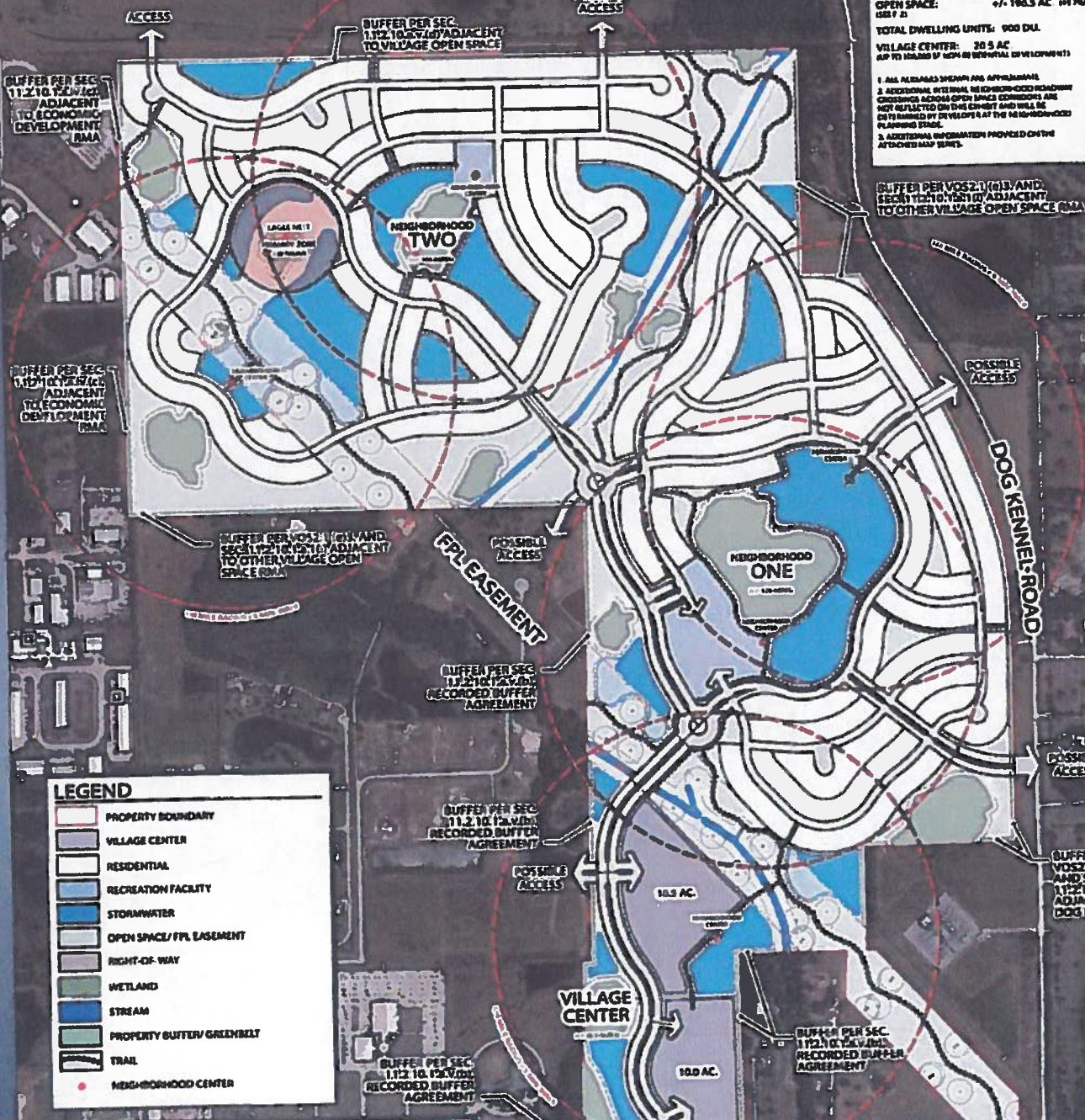
STATISTICS

TOTAL SITE AREA: +/- 450.0 AC. (100%)
 DEVELOPMENT AREA: +/- 253.5 AC. (56%)
 OPEN SPACE: +/- 196.5 AC. (44%)
 USE: D

TOTAL DWELLING UNITS: 900 DU
 VILLAGE CENTER: 305 AC
 (AP TO BE BUILT UP WITH 200 UNIT DEVELOPMENT)

1. ALL RELEASED SPECIAL AND APPROXIMATE
2. ADDITIONAL SPECIAL NEIGHBORHOOD ROADWAY CROSSINGS ACROSS OPEN SPACE CORRIDORS ARE NOT REFLECTED ON THIS MAP AND WILL BE CO-TERMINATED BY DEVELOPER AT THE NEIGHBORHOOD PLANNING STAGE
3. ADDITIONAL INFORMATION PROVIDED ON THE ATTACHED MAP SERIES

BUFFER PER SEC. 11.2.10.2.V.1 AND SEC. 11.2.10.2.V.2 ADJACENT TO OTHER VILLAGE OPEN SPACE RMA



LEGEND

- PROPERTY BOUNDARY
- VILLAGE CENTER
- RESIDENTIAL
- RECREATION FACILITY
- STORMWATER
- OPEN SPACE/ EPL EASEMENT
- RIGHT-OF-WAY
- WETLAND
- STREAM
- PROPERTY BUFFER/ GREENBELT
- TRAIL
- NEIGHBORHOOD CENTER

RESIDENTIAL TYPE

TYPE	N1	N2	VC	TOTAL
1. FRONT LOADED DETACHED SINGLE FAMILY RESIDENTIAL (MINIMUM 2800 SQ. FT. GROSS FLOOR AREA)	13	0	0	13 (1%)
2. FRONT LOADED DETACHED SINGLE FAMILY RESIDENTIAL (MINIMUM 2800 SQ. FT. GROSS FLOOR AREA)	160	100	0	260 (58%)
3. FRONT LOADED DETACHED SINGLE FAMILY RESIDENTIAL (MINIMUM 2800 SQ. FT. GROSS FLOOR AREA)	190	100	0	290 (64%)
4. DETACHED RESIDENTIAL (MINIMUM 2800 SQ. FT. GROSS FLOOR AREA)	55	45	0	100 (22%)
5. OTHER (MULTI-FAMILY)	0	0	0	0 (0%)
TOTAL	372	305	225	900 (100%)

NOTE:
 1. THE PERCENTAGE OF TOTAL NEIGHBORHOODS 1 AND 2 TO THE TOTAL NUMBER OF UNITS IS ADJUSTED UP BY A MAXIMUM OF TEN PERCENT.
 2. A LAND USE TRAIL OF 7' MAXIMUM WIDTH IS PERMITTED, FREE OF OBSTACLES AND INTERFERENCES.
 3. NEIGHBORHOODS 1 AND 2 MAY BE CONSIDERED MULTI-FAMILY BY ACCIDENTAL NEIGHBORHOODS 1 AND 2 ONLY CERTAIN COMMERCIAL COMPATIBLE WITH ZONING ORDINANCES.
 4. PER 11.2.10.2.V.1 AND 11.2.10.2.V.2, THE BUFFER SHALL BE ADJACENT TO THE ROADWAY.
 5. APPROXIMATE NEIGHBORHOODS 1 AND 2 TO BE PROVIDED PER 11.2.10.2.V.1 AND 11.2.10.2.V.2 AS PART OF THE NEIGHBORHOOD PLAN.



07 015 076

STATISTICS

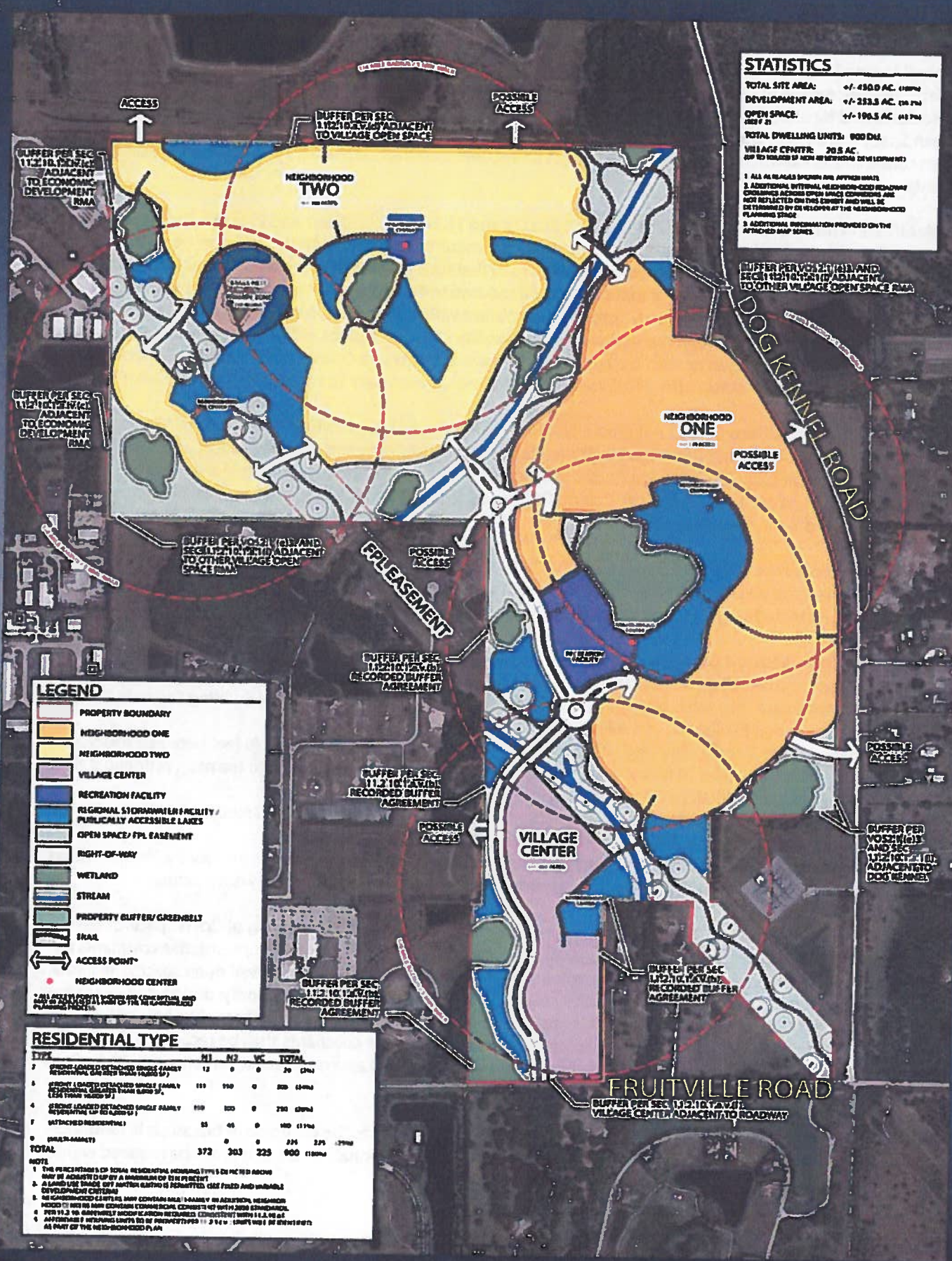
TOTAL SITE AREA: +/- 450.0 AC. (100%)
 DEVELOPMENT AREA: +/- 253.3 AC. (56.3%)
 OPEN SPACE: +/- 196.5 AC. (43.7%)
 TOTAL DWELLING UNITS: 900 DUH
 VILLAGE CENTER: 20.5 AC.
 (UP TO 10% OF TOTAL DEVELOPMENT AREA)

1. ALL AS PLANNED OPEN SPACE APPROXIMATE
2. ADDITIONAL OPTIONAL NEIGHBORHOOD-CENTER ROADWAY CROSSINGS AND/OR OPEN SPACE CROSSINGS ARE NOT REFLECTED ON THIS CONCEPT AND WILL BE DETERMINED BY AN ENGINEER AT THE NEIGHBORHOOD DEVELOPMENT STAGE
3. ADDITIONAL INFORMATION PROVIDED ON THE ATTACHED MAP SERIES

BUFFER PER SEC. 11.2(1)(c) AND SEC. 11.2(1)(c) ADJACENT TO OTHER VILLAGE OPEN SPACE RMA

DOG KENNEL ROAD

FRUITVILLE ROAD



LEGEND

- PROPERTY BOUNDARY
- NEIGHBORHOOD ONE
- NEIGHBORHOOD TWO
- VILLAGE CENTER
- RECREATION FACILITY
- REGIONAL STORAGE/RECREATION FACILITY / PUBLICALLY ACCESSIBLE LAKES
- OPEN SPACE / P/L EASEMENT
- RIGHT-OF-WAY
- WETLAND
- STREAM
- PROPERTY BUFFER / GREENBELT
- TRAIL
- ACCESS POINT
- NEIGHBORHOOD CENTER

CALL OUTS FOR BUFFER TYPES AND CODES FOR THE NEIGHBORHOOD PLANNING PROJECT

RESIDENTIAL TYPE

TYPE	N1	N2	VC	TOTM
1. SINGLE-UNITED DETACHED SINGLE FAMILY RESIDENTIAL (UP TO 12,000 SQ FT)	12	0	0	20 (2%)
2. SINGLE-UNITED DETACHED SINGLE FAMILY RESIDENTIAL (UP TO 12,000 SQ FT) (1.5X TYPICAL)	100	100	0	200 (22%)
3. SINGLE-UNITED DETACHED SINGLE FAMILY RESIDENTIAL (UP TO 12,000 SQ FT)	150	100	0	250 (28%)
4. ATTACHED RESIDENTIAL	0	0	0	100 (11%)
5. (UNDEVELOPED)	0	0	0	0
TOTAL	372	300	225	900 (100%)

NOTE:
 1. THE PERCENTAGE OF TOTAL RESIDENTIAL INCLUDING TYPE 5 ON THIS SHEET SHOULD BE ADJUSTED UP BY A MAXIMUM OF 10% PERCENT.
 2. A LAND USE CHANGE OFF-MOTION CANNOT BE PERMITTED, USE PAVED AND UNPAVED DEVELOPMENT CRITERIA.
 3. ALL NEIGHBORHOODS (EXCEPT FOR NEIGHBORHOOD ONE) SHALL BE AN ADAPTIVE NEIGHBORHOOD DESIGN TO MEET THE HIGH DENSITY COMMERCIAL CORRIDOR TO THE SOUTH CORRIDOR.
 4. PER 11.2.10, ANY NEIGHBORHOODS NEIGHBORHOODS, CONCEPTS SHALL BE AS PER 11.2.10.
 5. APPROVED BY THE PLANNING BOARD BY RESOLUTION NO. 11-20-11, 11-20-12, 11-20-13, 11-20-14, 11-20-15, 11-20-16, 11-20-17, 11-20-18, 11-20-19, 11-20-20, 11-20-21, 11-20-22, 11-20-23, 11-20-24, 11-20-25, 11-20-26, 11-20-27, 11-20-28, 11-20-29, 11-20-30, 11-20-31, 11-20-32, 11-20-33, 11-20-34, 11-20-35, 11-20-36, 11-20-37, 11-20-38, 11-20-39, 11-20-40, 11-20-41, 11-20-42, 11-20-43, 11-20-44, 11-20-45, 11-20-46, 11-20-47, 11-20-48, 11-20-49, 11-20-50, 11-20-51, 11-20-52, 11-20-53, 11-20-54, 11-20-55, 11-20-56, 11-20-57, 11-20-58, 11-20-59, 11-20-60, 11-20-61, 11-20-62, 11-20-63, 11-20-64, 11-20-65, 11-20-66, 11-20-67, 11-20-68, 11-20-69, 11-20-70, 11-20-71, 11-20-72, 11-20-73, 11-20-74, 11-20-75, 11-20-76, 11-20-77, 11-20-78, 11-20-79, 11-20-80, 11-20-81, 11-20-82, 11-20-83, 11-20-84, 11-20-85, 11-20-86, 11-20-87, 11-20-88, 11-20-89, 11-20-90, 11-20-91, 11-20-92, 11-20-93, 11-20-94, 11-20-95, 11-20-96, 11-20-97, 11-20-98, 11-20-99, 11-20-100.

Fruitville Property
 Master Development Plan - C-3

02115-136

Modifications:

1.Modification from sections 11.2.3.c.3.i.; 11.2.9.c.2.; and 11.2.13.g.3.i. of the Zoning Ordinance, relating to Open Space. The percentage of Open Space required to be set aside may be reduced from 50% to 43%. The lands presently encumbered by utility easements, labeled as "FPL Easement" on the Master Land Use Plan, may be included in the Open Space calculation, and may be preserved in perpetuity through the recording of restrictive covenants rather than conservation easements. Open Space lands not so encumbered shall be preserved through conservation easements.

2.Modification from sections 11.2.8.c.2.i.; 11.2.8.c.2.iii.b.(1); and 11.2.8.c.3.ii. (Tables 1 and 2) of the Zoning Ordinance, relating to multi-use trail location, pavement and width. The requirement for a multi-use trail may be satisfied by placing the trail within the road bed of the existing service road that runs the length of the "FPL Easement" depicted on the Master Land Use Plan. The width of that trail may be reduced to 10 feet where necessary to stay within the bounds of that roadbed. The multi-use trail is to be provided consistent with the locations identified on the Master Land Use Plan, Parks and Recreation Plan and the Transportation/Mobility Plan. The surface of the trail may consist of pervious materials including shell, gravel or stabilized materials approved by Sarasota County Environmental Protection Division. The trail shall extend outside the "FPL Easement" to the extent necessary to connect to the pedestrian network.

3.Modification from sections 11.2.8.c.3.ii. (Table 1); 11.2.8.c.3.iv(c); and 11.2.8.c.3.v(b) of the Zoning Ordinance, relating to roadway, sidewalk and other pedestrian walkway standards. Right-of-way and roadway widths may either comply with the attached "Mobility Cross Sections" attached hereto as Exhibit "C", or they may comply with the street types depicted in Table 1, of section 11.2.8 of the Zoning Ordinance. Sidewalks shall be required only on one side of every street, and the width may be reduced to 5 feet.

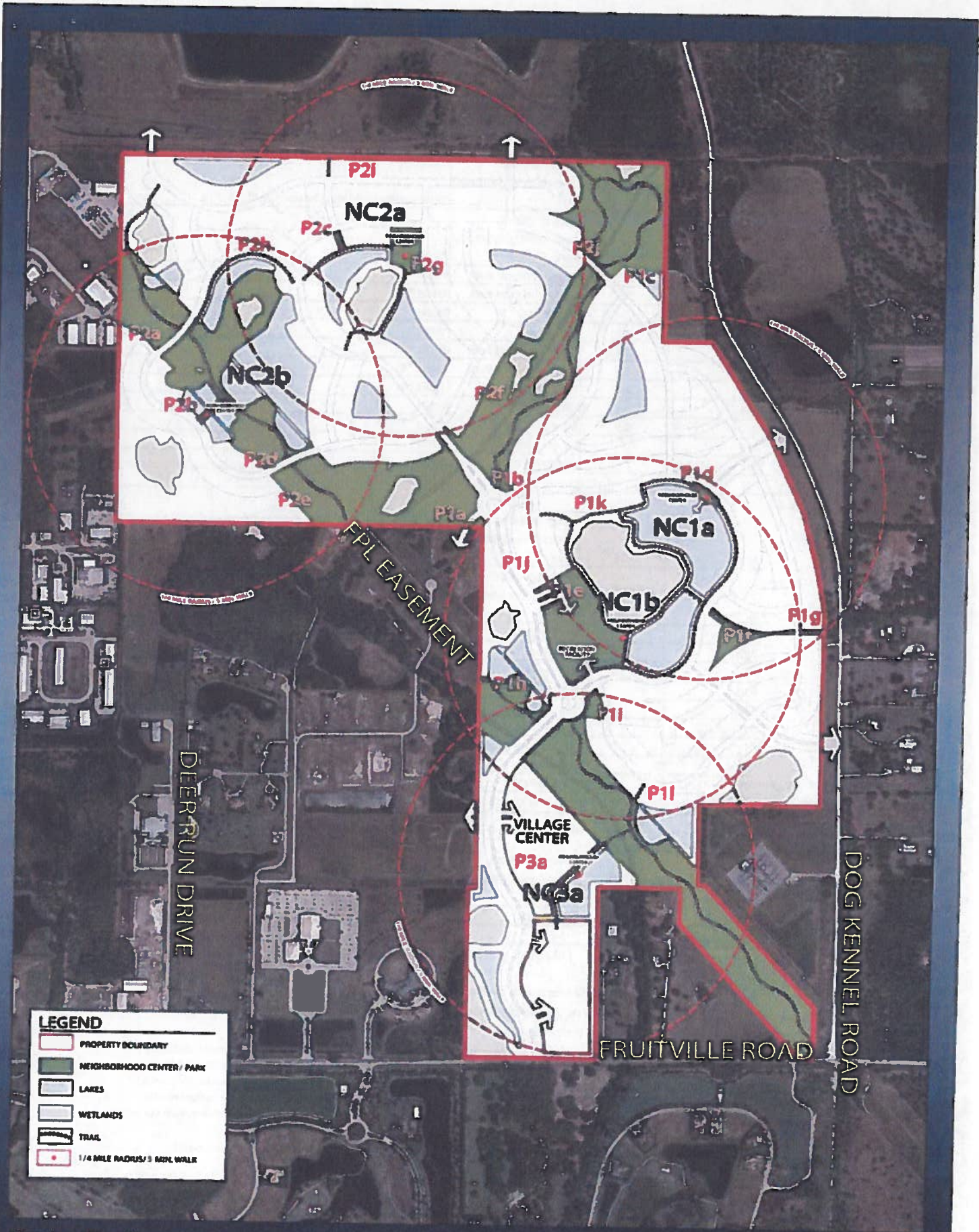
4.Modification from section 11.2.3.e.3 of the Zoning Ordinance, relating to restrictions on access to neighborhoods. Any streets, other than an arterial or collector road, which serve individual neighborhoods and are privately maintained, may be restricted by gates or other security measures.

5.Modification from sections 6.2.11.d.1 and 6.2.11.d.6. of the Zoning Regulations, and Appendix B-11 Miscellaneous Plat Notes of the Land Development Regulations and Development Regulations, relating to setbacks. Structures may encroach into yards and utility easements as depicted on the "Residential Building Setbacks/Dimensions" attached hereto as Exhibit "D", in the following respects:

- a. For Housing Types 5 and 6, side yard setbacks may be reduced from 6 feet to 3 feet (6 feet between structures); and front yard setbacks shall be 10 feet to the front porch or pedestal entry, and 15 feet to the main residential structure; and rear yard setbacks shall be 7 feet.
- b. For Housing Types 2, 3, and 4, side yard setbacks may be reduced to from 6 feet to 5 feet (10 feet between structures); front yard setbacks shall be 20 feet; and rear yard setbacks shall be 10 feet.
- c. For all housing types, air-conditioning, mechanical, electrical and plumbing equipment may be located within 1.5 feet (instead of 3 feet) from the side lot property line and may not encroach into utility easements.

6.Modification from section 11.2.9.c.2.ii of the Zoning Ordinance, relating to the recording of Open Space/Conservation Easement(s) for subsequent Villages. The initial open space/conservation easement or restrictive covenants for Fruitville Road Properties shall be reduced from at least 75% to at least 50% of the approved open space. The initial open space/conservation easement or restrictive covenants shall preserve in order of priority, designated Greenways, native habitats in major wildlife corridors, other open space in major wildlife corridors, other native habitats, and other open space. The initial open space/conservation easement or restrictive covenants shall be recorded following the final approval of the Master Land Use Plan and prior to the initial final plat approval, and in compliance with Section 11.2.13.g.

7.Modification from Section 11.2.8.c.3.x of the Zoning Ordinance, relating to the provision of bus stops in Neighborhood Centers. Bus stops will be required along Fruitville Road and Dog Kennel Road, but will not be required within the Neighborhood Centers.



LEGEND

	PROPERTY BOUNDARY
	NEIGHBORHOOD CENTER / PARK
	LAKES
	WETLANDS
	TRAIL
	1/4 MILE RADIUS / 3 MIN. WALK

Fruitville Property
 Parks and Recreation Plan - Map C-3a
 Department of Community and Neighborhood Affairs

HIGHEST
 STANDARD COURTESY OF FLORIDA
 STATE UNIVERSITY



07 015-026

Fruitville Property

Neighborhood Centers & Parks

Neighborhood	Facility I.D.	Acres ^{*1}	Type ^{**2}	Potential Features/Amenities; proposed features ^{**3}
Neighborhood 1	NC1a	*6	Neighborhood Center/Neighborhood Park	Community Building, Outdoor Pool, *4; P1d
	NC1b	*6	Neighborhood Center/Neighborhood Park	*4; P1e
	P1a	2.7	Neighborhood Park	trails *4
	P1b	2.0	Neighborhood Park	trails *4
	P1c		Linear Park	trails
	P1d	0.3	Mini Park	trails *4
	P1e	8.2	Neighborhood Park	trails *4
	P1f	1.5	Neighborhood Park	trails *4
	P1g	0.5	Mini Park	trails *4
	P1h		Linear Park	trails
	P1i	0.5	Mini Park	trails *4
	P1j		Linear Park	trails
	P1k		Linear Park	trails
	P1l		Linear Park	trails
Neighborhood 2	NC2a	*6	Neighborhood Center/Neighborhood Park	Community building, *4; P2g
	NC2b	*6	Neighborhood Center/Neighborhood Park	*4; P2b
	P2a		Linear Park	trails
	P2b	0.5	Mini Park	trails *4
	P2c		Linear Park	trails
	P2d		Linear Park	trails
	P2e		Linear Park	trails
	P2f		Linear Park	trails
	P2g	1.7	Neighborhood Park	trails *4
	P2h		Linear Park	trails
	P2i		Linear Park	trails
	P2j	0.7	Mini Park/ Linear Park	trails *4
	Village Center	NC3a	*6	Neighborhood Center/Neighborhood Park
P3a		0.5	Mini Park	trails *4
Total:		19.1	(19.1 acres required)	

*1 = Neighborhood Center and Park acreages is net of, and does not include linear parks.

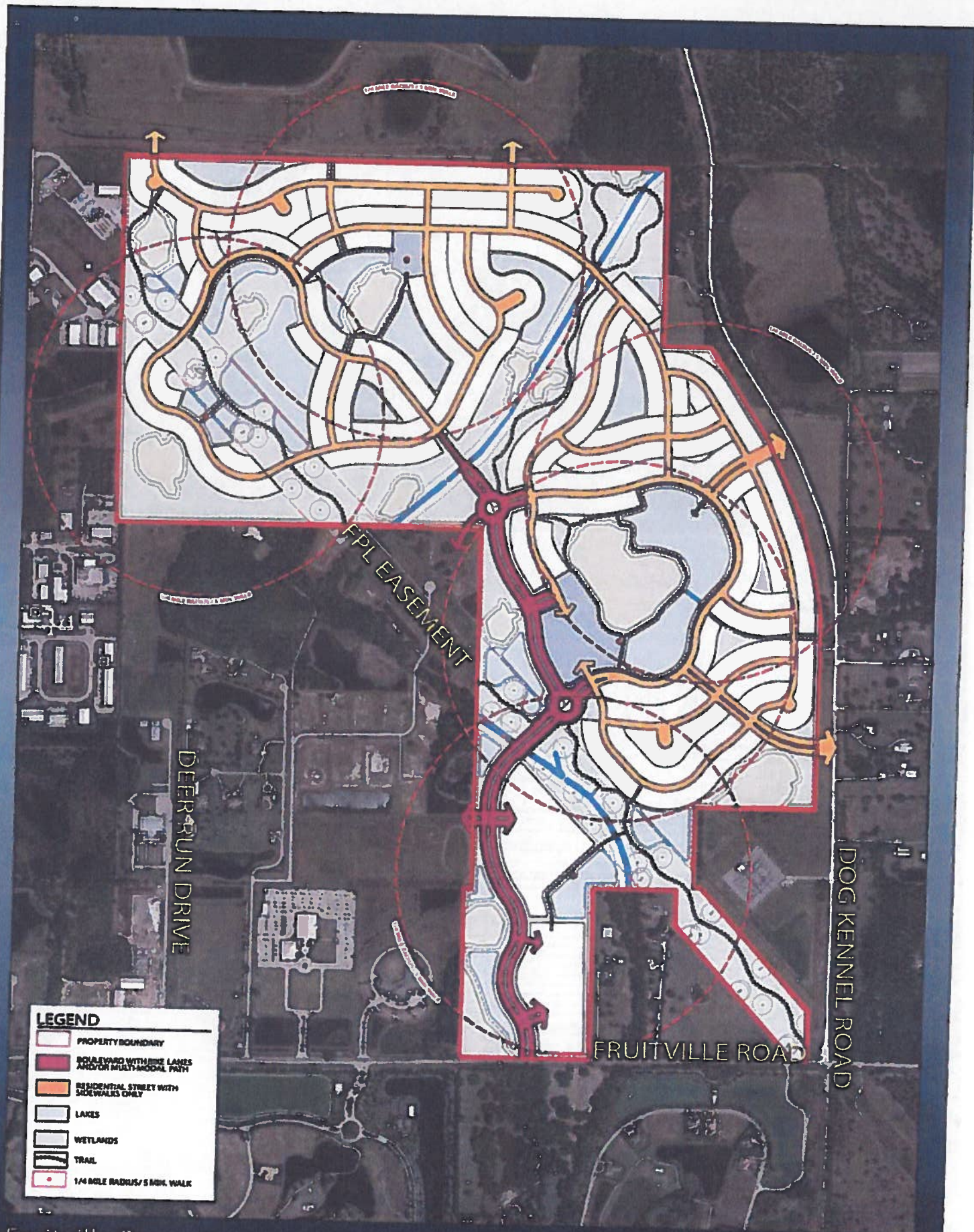
**2 = includes - 11.2.10 Table 6. Where parks do not meet the acreage standards, as defined, they are classified based on function and features.

**3 = Neighborhood Centers are also proposed as part of the Park system.

*4 = Neighborhood Centers and Parks shall include a minimum of two of the following Program Elements. Final design and elements, including the location of the outdoor pool(s), to be determined during the Neighborhood Plan Process. Program Elements may include but not limited to: Community Building, public gathering space, shade structures/benches, playground/tot-lot, sports and athletic fields, canoe and kayak launch, fishing/observation pier, community/public art, landscape feature(s), pet park, trails, natural habitat and features (i.e., similar to conservation land), picnic area, outdoor pool. Neighborhood Centers may also include non-residential uses with uses and intensity(s) to be determined during the Neighborhood Plan process.

*5 = It is assumed due to the nature and location (proximity) of P2j/P1c, all or portions of these facilities will be constructed concurrently.

*6 = Acreage per associated Facility I.D. listed in Potential Features column



LEGEND

	PROPERTY BOUNDARY
	BOULEVARD WITH BIKE LAKES AND/OR MULTI-MODAL PATH
	RESIDENTIAL STREET WITH SIDEWALKS ONLY
	LAKES
	WETLANDS
	TRAIL
	1/4 MILE RADIUS / 5 MIN. WALK

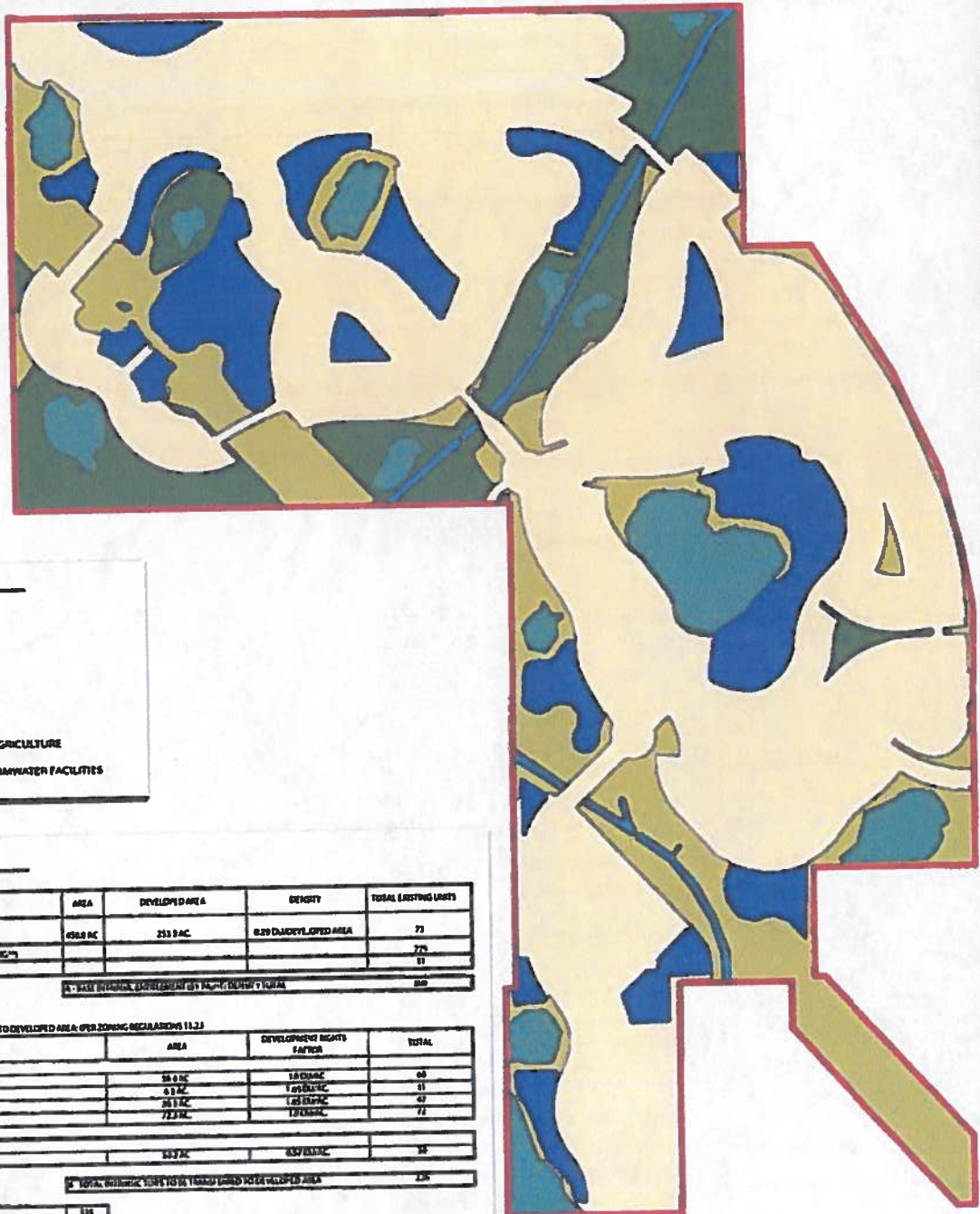
Fruitville Property

Transportation/Mobility Plan - Map C-3b

UNIVERSITY
SARASOTA COUNTY, FLORIDA



02015-026



LEGEND

- PROPERTY BOUNDARY
- DEVELOPED AREA
- PINE FLATWOOD
- STREAMS, ESTUARIES
- FRESHWATER WETLANDS
- EXISTING LOW INTENSITY AGRICULTURE
- LAKES AND REGIONAL STORMWATER FACILITIES

TDR CALCULATIONS

BASE DENSITY CALCULATION

DESCRIPTION	AREA	DEVELOPED AREA	DENSITY	TOTAL EXISTING UNITS
TOTAL PROJECT (200 DUNDY) + 23.53 ac DND	650.8 AC	253.8 AC	0.29 DU/DEVELOPED AREA	72
RESERVED FOR ENVIRONMENTAL (COLLEGIATE HOUSING) **				779
WEC INITIATIVE ***				81
BASE DENSITY (EXISTING UNITS) 100% DENSITY TOTAL				852

TDR CALCULATIONS

TDR CALCULATIONS
 DETERMINE DEVELOPMENT LIMITS TO BE TRANSFERRED TO DEVELOPED AREA PER ZONING REGULATIONS 11.2.2

DESCRIPTION	AREA	DEVELOPMENT RIGHTS FACTOR	TOTAL	
EXISTING UNITS AS DESCRIBED				
WEC INITIATIVE	58.0 AC	1.00 FACTOR	58	
STREAMS, ESTUARIES	0.8 AC	1.00 FACTOR	8	
FRESHWATER WETLANDS	28.1 AC	1.00 FACTOR	28	
EXISTING LOW INTENSITY AGRICULTURE	72.3 AC	1.00 FACTOR	72	
PROPOSED LAND USES				
LAKES AND REGIONAL STORMWATER FACILITIES	83.2 AC	0.50 FACTOR	42	
TOTAL DEVELOPMENT RIGHTS TO BE TRANSFERRED TO DEVELOPED AREA				208

TOTAL PROJECT (200 DUNDY) + 23.53 ac DND	852
RESERVED FOR ENVIRONMENTAL (COLLEGIATE HOUSING) **	779
WEC INITIATIVE ***	81
TOTAL PROJECT (200 DUNDY) + 23.53 ac DND	852
RESERVED FOR ENVIRONMENTAL (COLLEGIATE HOUSING) **	779
WEC INITIATIVE ***	81
TOTAL PROJECT (200 DUNDY) + 23.53 ac DND	852
RESERVED FOR ENVIRONMENTAL (COLLEGIATE HOUSING) **	779
WEC INITIATIVE ***	81

NOTES:
 ** SEE SECTION 11.2.2.1
 *** SEE SECTION 11.2.2.4 AND 11.2.2.5





LEGEND

	TOTAL ACREAGE	% SITE	% OPEN SPACE (196.3 ACRES)
PROPERTY BOUNDARY	490.0 AC.	100.0%	
DEVELOPED AREA	253.5 AC.	51.7%	
OPEN SPACE			
201 CLEARED PASTURE	61.1 AC.	12.5%	31.0%
202 UNIMPROVED PASTURE	1.0 AC.	0.2%	1.0%
203 WOODLAND PASTURE	1.3 AC.	0.3%	0.7%
401 PINE FLATWOODS	36.4 AC.	7.4%	18.5%
402 RESTORED PINE FLATWOODS	0.0 AC.	0.0%	0.0%
600 STREAM	0.3 AC.	0.1%	0.2%
601 FRESHWATER WETLAND	38.3 AC.	7.8%	19.5%
602 OPEN SPACE LAKES	50.4 AC.	10.3%	25.6%
603 CREATED WETLANDS	2.8 AC.	0.6%	1.4%

TOTAL OPEN SPACE ON SITE: 48.7%

Fruitville Property




Native Habitat Preservation Plan - Map F-2

LUYKENS
NARRAGANSETT COUNTY, RHODE ISLAND
DATE: APRIL 17, 2015



07015-036



LEGEND		
	TOTAL ACREAGE	% SITE
	PROPERTY BOUNDARY	450.0 AC.
	DEVELOPED AREA	253.3 AC.
	OPEN SPACE	196.5 AC.

Fruitville Property

Development/Open Space Area Plan - Map F-2a

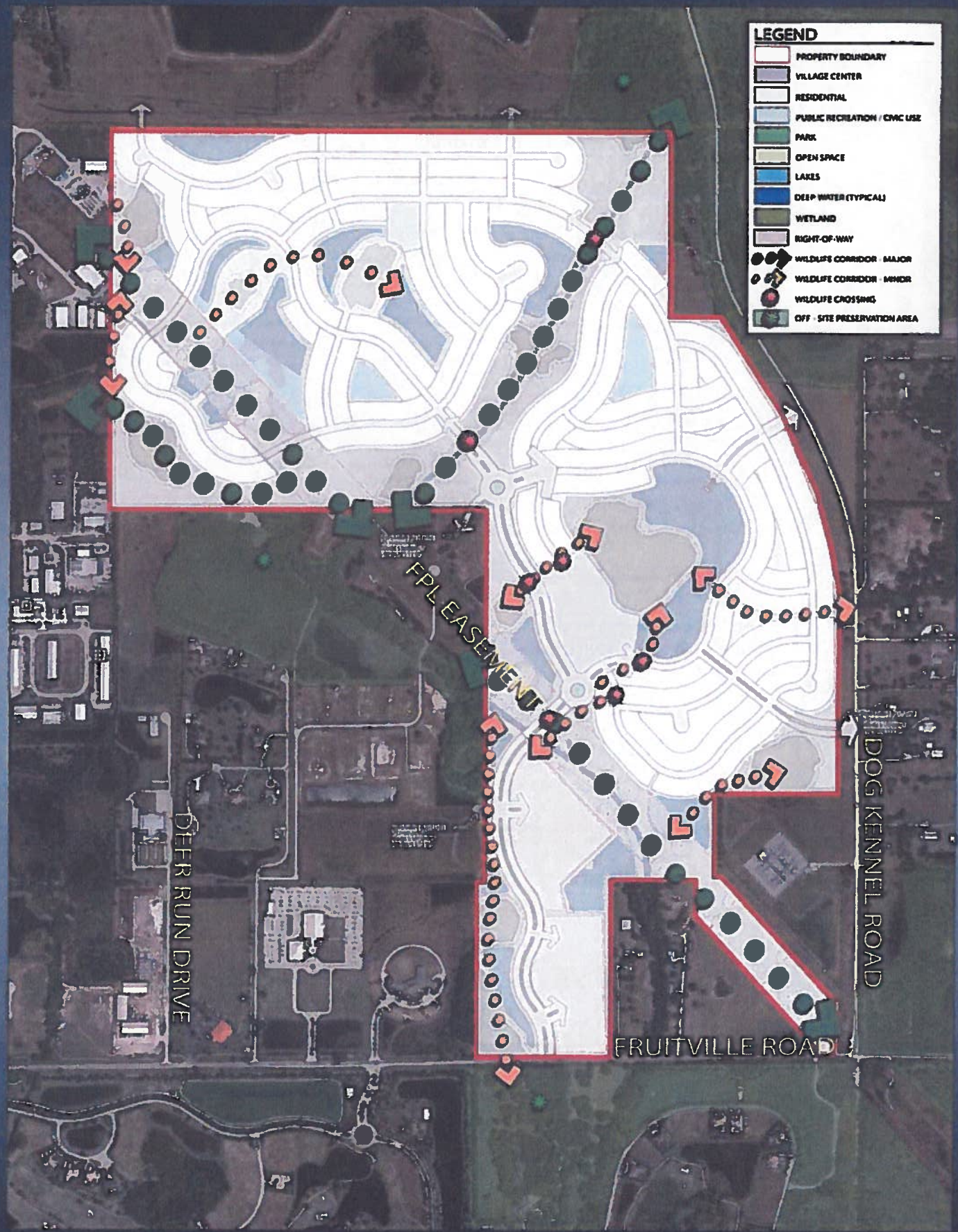
LINEWEST
SARASOTA COUNTY, FLORIDA



02015-036

LEGEND

- PROPERTY BOUNDARY
- VILLAGE CENTER
- RESIDENTIAL
- PUBLIC RECREATION / CMC USE
- PARK
- OPEN SPACE
- LAKES
- DEEP WATER (TYPICAL)
- WETLAND
- RIGHT-OF-WAY
- WILDLIFE CORRIDOR - MAJOR
- WILDLIFE CORRIDOR - MINOR
- WILDLIFE CROSSING
- OFF-SITE PRESERVATION AREA



Fruitville Property

Wildlife Corridor Map - Map F-3

LUDWIG
SARASOTA COUNTY, FLORIDA



02015-036

EXHIBIT B

Notice of Proximity

02015-036

Exhibit "B"
Notice of Proximity Form

**NOTICE OF PROXIMITY TO GUM SLOUGH/LONG SWAMP
CONSERVATION AREA**

This Notice date this _____ day of _____, 20__, and entered into the public record by _____ and _____, as owners of the property described as:

SEE ATTACHED EXHIBIT _____
(Insert description of subject property)

WHEREAS, it is the intent of this Notice to make known to the public-at-large that the property described in Exhibit "A" attached hereto is located in close proximity to the property known as the Gum Slough/Long Swamp Conservation Area.

WHEREAS, it is further the intent of this Notice to advise potential tenants and purchasers of subdivided property located within the boundaries of the property described in Exhibit "A" attached hereto, that said property is in close proximity to the Gum Slough/Long Swamp Conservation Area.

NOW, THEREFORE, the general public and those parties specifically purchasing or leasing property within the area described in Exhibit "A" attached hereto are hereby notified that:

1. The subject property described in Exhibit "A" attached hereto is located in close proximity to the Gum Slough/Long Swamp Conservation Area.
2. This Notice is to further advise potential purchasers or tenants of property described in Exhibit "A" attached hereto that the proximity to the Gum Slough/Long Swamp Conservation Area may result in said purchasers or tenants being affected by: continuing current resource management practices to include, but not be limited to, ecological burning, pesticide usage, exotic plant and animal removal, usage of heavy equipment and machinery and other practices as may be deemed necessary for the proper management of the Gum Slough/Long Swamp Conservation Area.
3. The nature and extent of the effects of the operations of the Gum Slough/Long Swamp Conservation Area which shall include: all management practices as contained within the approved management plans for Gum Slough/Long Swamp Conservation Area and which may be amended from time to time.
4. All property owners which take title to property within the boundaries as described in Exhibit "A" attached hereto, or tenants who may occupy the premises within the boundaries described in Exhibit "A" attached hereto, shall be deemed to have constructive knowledge of this Notice due to its recordation in the Public Records of Sarasota County, Florida, and further shall be deemed to have consented to said resource practices, including ecological burning, pesticide usage, exotic plant and animal removal, usage of heavy equipment and machinery and other practices as may be deemed necessary for the proper management of the Gum Slough/Long Swamp

Conservation Area by the recording of a Warranty Deed or other instrument of conveyance, conveying the property within the boundaries in Exhibit "A" attached hereto, or by executing an occupancy agreement and delivering same to the owner of property contained within the boundaries of the property described in Exhibit "A", their successors or assigns.

IN WITNESS WHEREOF, the owners have hereunto set their hands and seals this _____ day of _____, 20__.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an office duly qualified to take acknowledgments, personally appeared _____ and _____, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20__.

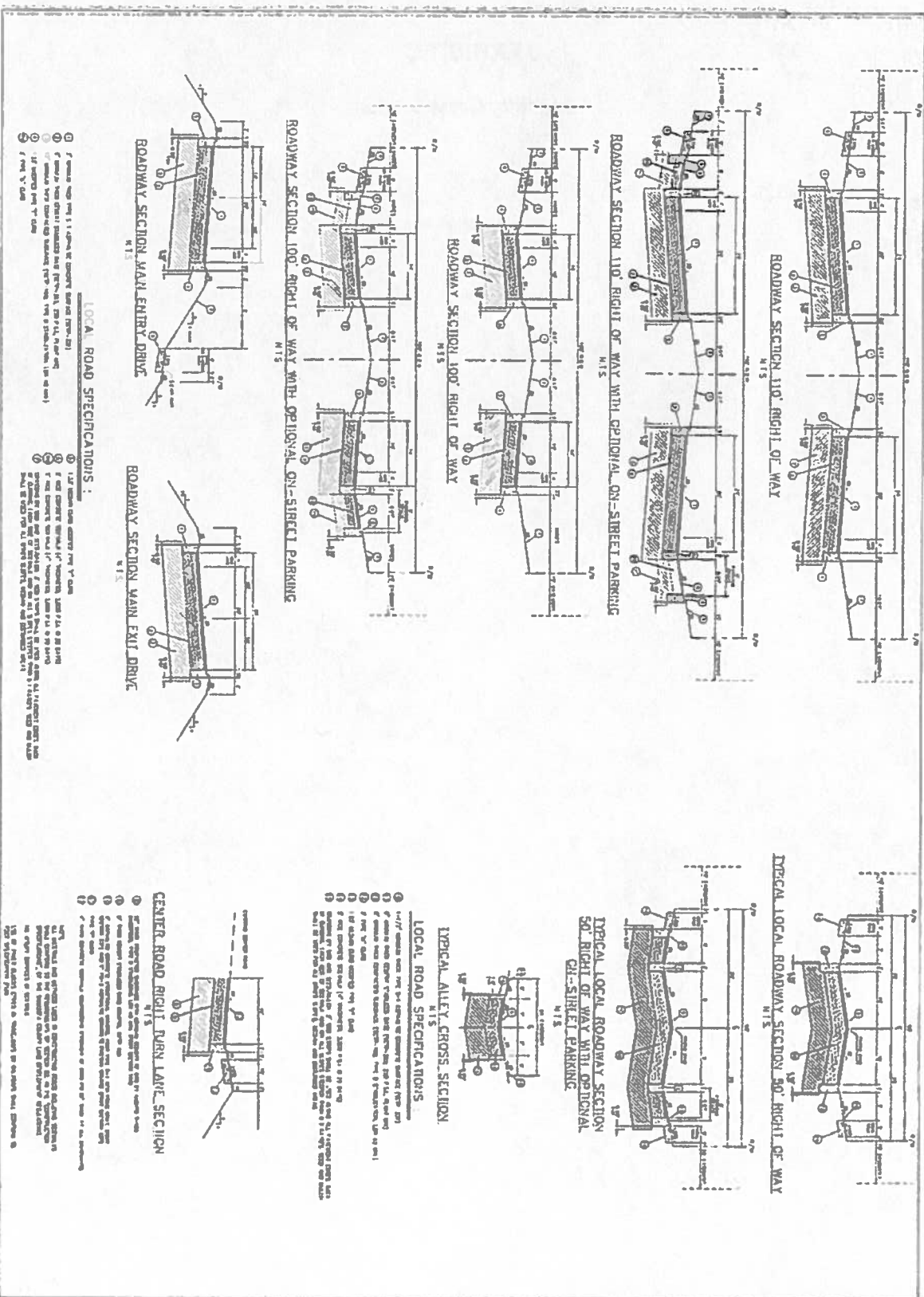
NOTARY PUBLIC

My Commission Expires:

(NOTARY SEAL)

EXHIBIT C

Mobility Cross Section



- LOCAL ROAD SPECIFICATIONS:
- 1. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 2. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 3. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 4. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 5. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 6. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 7. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 8. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 9. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 10. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 11. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 12. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 13. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 14. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 15. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb

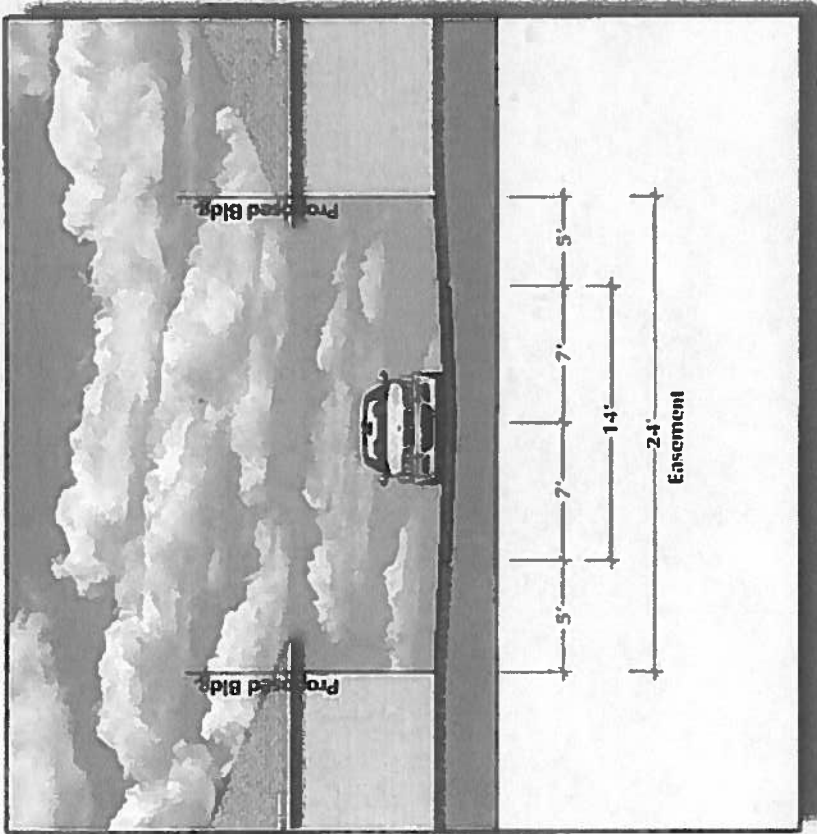
- LOCAL ROAD SPECIFICATIONS:
- 1. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 2. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 3. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 4. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 5. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
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 - 5. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
 - 6. 1/2" minimum depth for 1/2" diameter aggregate for 1/2" curb
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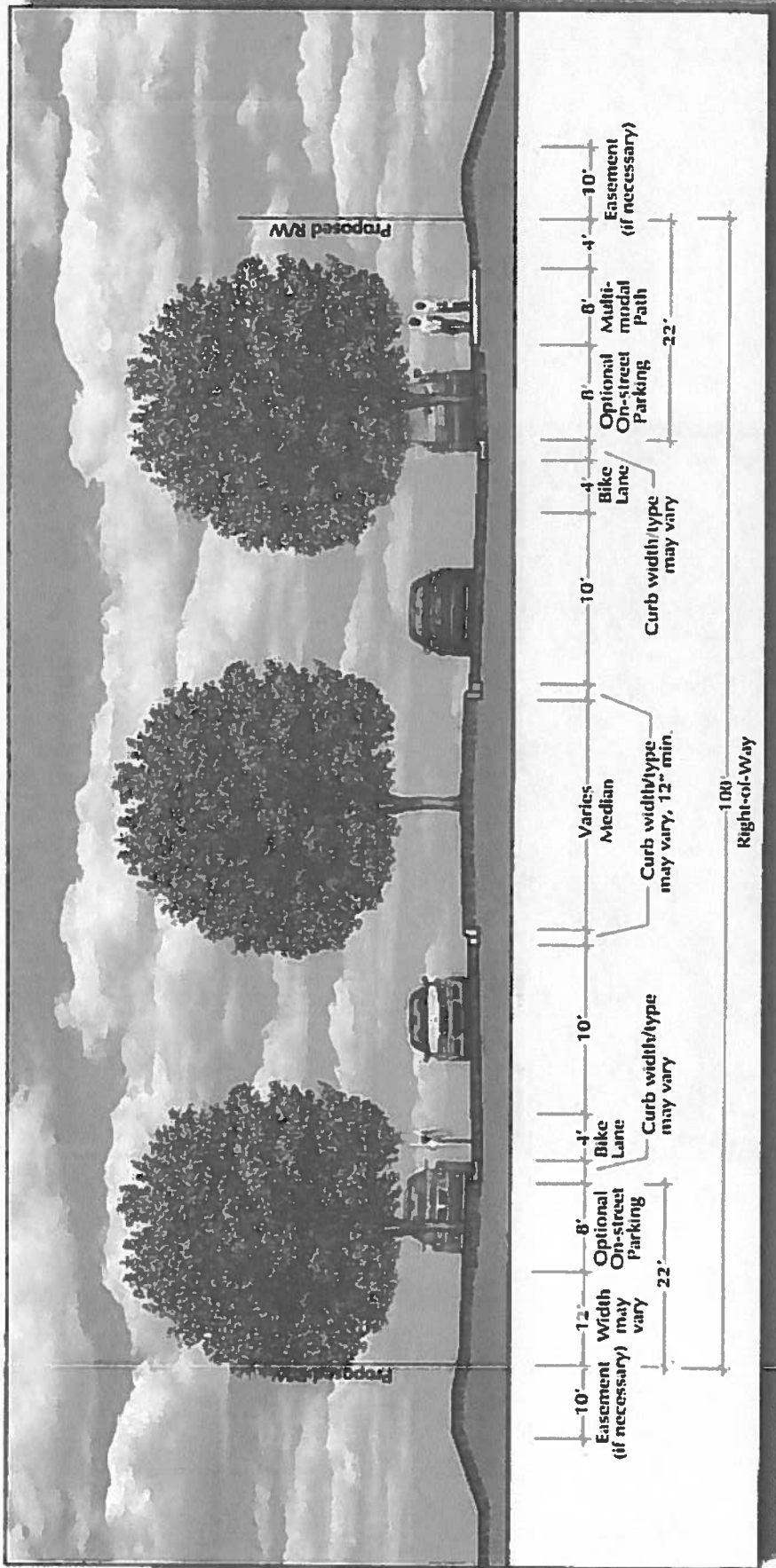
TYPICAL ROAD CROSS SECTIONS

Kimley-Horn and Associates, Inc.
 11111 N. 111th St., Suite 100, Omaha, NE 68148
 402.491.1111
 www.kimley-horn.com

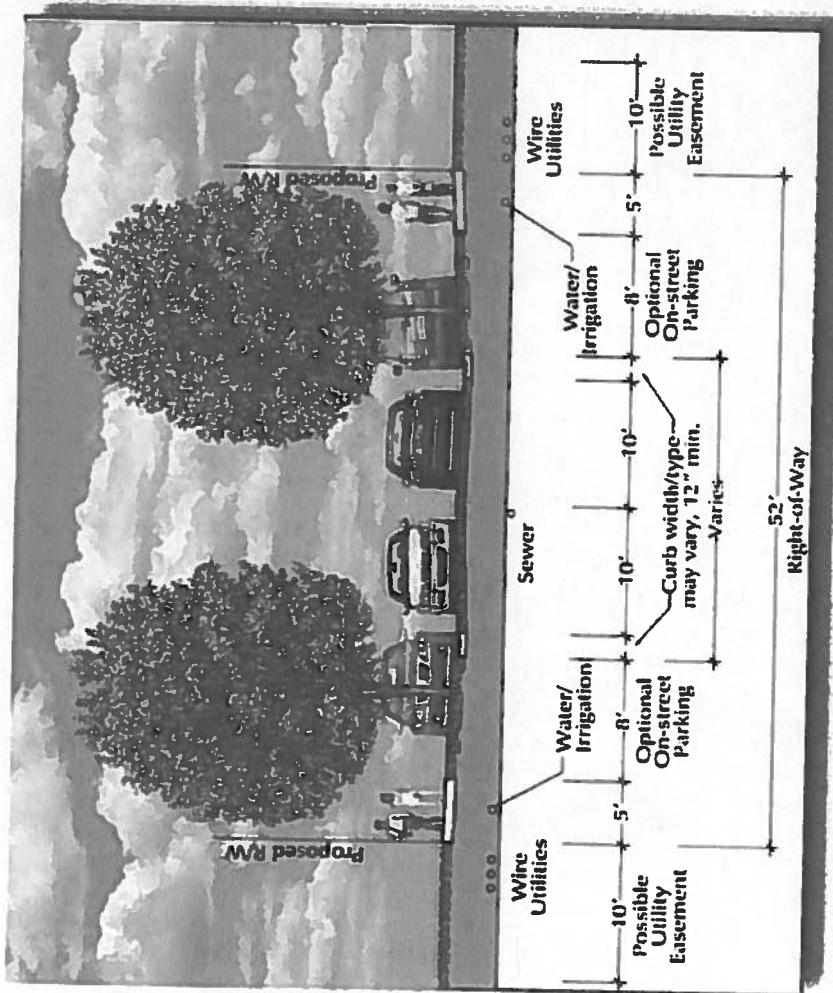
02015-036



Typical Alley Section



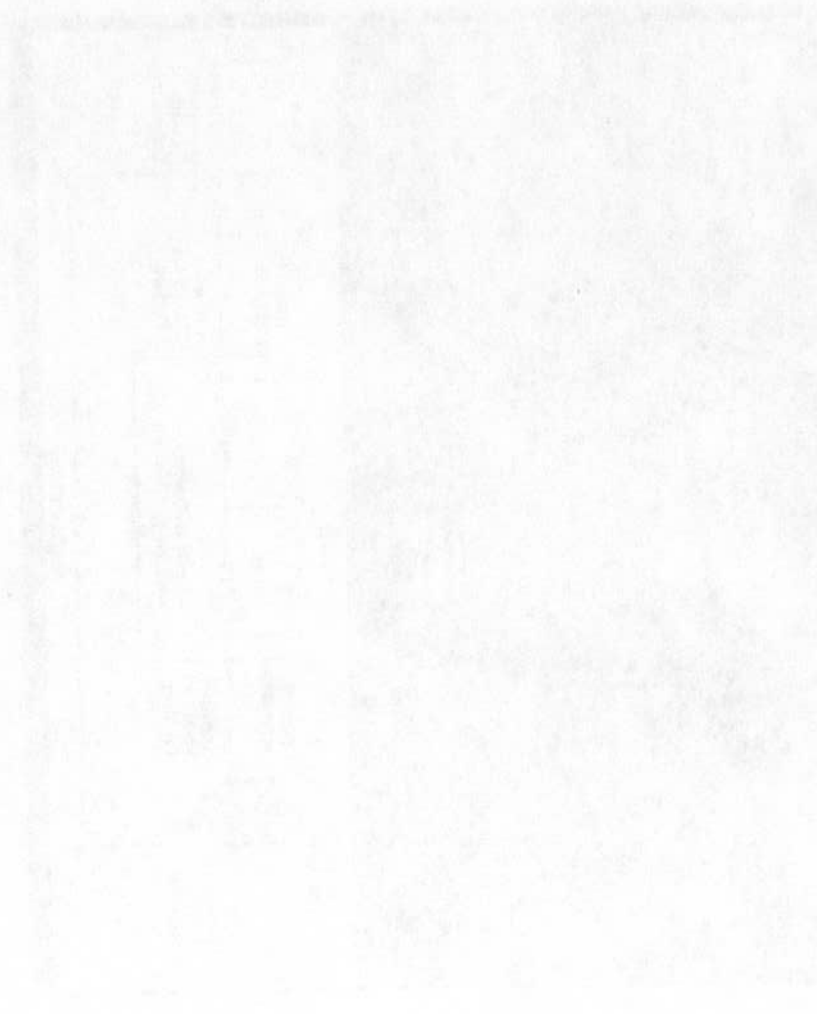
Typical Boulevard Section



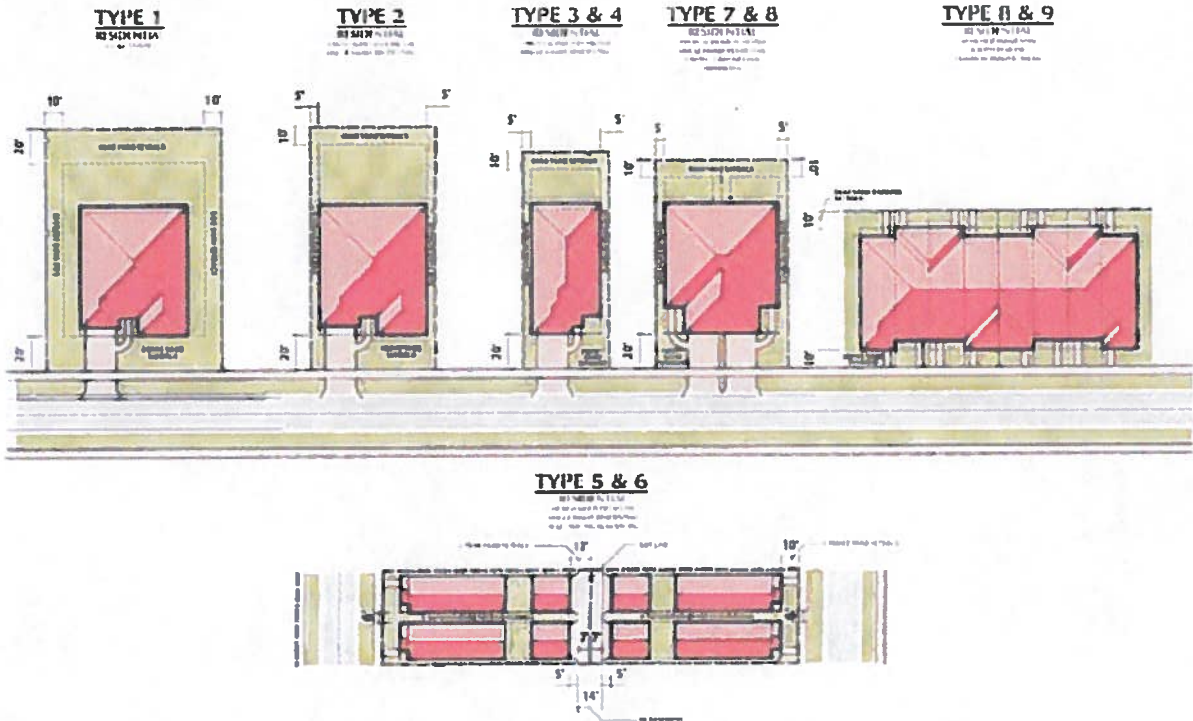
Typical Residential Street Section

EXHIBIT D

Residential Building Setback



02015-036



NOTES:

1. LOT DIMENSIONS, ALLEY WIDTH, AND SETBACKS AS SHOWN ARE MINIMUM DIMENSIONS. CALIBER DIMENSIONS ARE PERMITTED.
2. AIR CONDITIONING EQUIPMENT, POOL PUMPS AND EQUIPMENT, AND THE LIKE SHALL BE PERMITTED BY SIDE AND REAR YARD SETBACKS SEE MODIFICATIONS.
3. CORPERS, VEHICLES, WORK EQUIPMENT, OR OTHER NON STRUCTURAL PROJECTIONS MAY EXTEND INTO SETBACKS.
4. ALLEYS MAY BE PLACED IN EASEMENTS OR A RIGHT OF WAY. ALLEYS MAY ALSO INCLUDE UTILITY OR DRAINAGE EASEMENTS.
5. RESIDENTIAL TYPES 10 AND 11 MAY BE PROPOSED FOR THIS DEVELOPMENT AND ANY SETBACKS/DIMENSION MODIFICATIONS MAY BE REQUESTED DURING THE NEIGHBORHOOD PLAN PROCESS.
6. STRUCTURES, DRIVEWAYS AND IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY. SPECIFIC DESIGN AND LOCATION WILL BE PROVIDED DURING THE BUILDING PERMIT STAGE.

