

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015071318 27 PG(S)
June 10, 2015 11:23:57 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

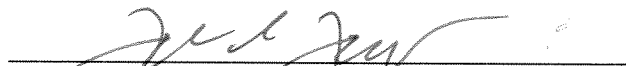


Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489

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

The following property, located south of Manasota Beach Road, east of Englewood Road, and north of Keyway Road, in Sarasota County, Florida, owned by BMG Three, LLC, and described in Ordinance No. 2015-025 attached hereto, has been rezoned to a SAPD (Settlement Area Planned District) zone district pursuant to Rezone Petition No. 14-22 filed by William E. Conerly, P.E., Agent, and granted by Sarasota County on June 2, 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. 2015-025, attached hereto)



Tate Taylor, Operational Manager

**STATE OF FLORIDA
COUNTY OF SARASOTA**

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

Witness my hand and official seal at Sarasota County, Florida, this 9th day of June, 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

June 4, 2015

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

Attention: Charles Maloney, 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. 2015-025, which was filed in this office on June 4, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED FOR THE RECORD
BOARD OF COUNTY COMMISSIONERS
2015 JUN -4 AM 9:18
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA
FL.

ORDINANCE NO. 2015-025

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.

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

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

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 14-22, requesting rezoning of the property described herein.
2. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 2003-052, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.
3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
4. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for approximately 782 acres from OUE-1 (Open Use Estate, 1 unit/5 acres) to SAPD (Settlement Area Planned Development, 2.0 units/acre) zone district for the following described property located in Sarasota County, Florida:

Situated in Sarasota County, Florida and being parts of Section 11 and 12, Township 40 South, Range 19 East more particularly described as follows:

Situated in Sarasota County, Florida and being parts of Section 11 and 12, Township 40 South, Range 19 East more particularly described as follows:

BEGIN AT A 4" X 4" CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 00°04'28" WEST 2689.38 FEET TO A 4" X 4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 00°55'35" WEST 2622.72 FEET TO A 4" X 4" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE SOUTH LINE OF SAID SECTION 12, NORTH 86°49'24" WEST 2612.00 FEET TO A 4" X 4" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, NORTH 86°49'15" WEST 1324.37 FEET TO A 6" X 6" CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, NORTH 02°13'04" WEST 655.32 FEET TO A 5/8" IRON ROD (CAP# 6638) AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, NORTH 86°51'38" WEST 1333.49 FEET TO A 1/2" IRON PIPE (NO#) AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE ALONG THE WESTERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND CONTINUING ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, NORTH 03°00'11" WEST 1965.89 FEET TO A 6" X 6" CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, THE SAME BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 19 EAST; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, SOUTH 89°17'28" WEST 1327.10 FEET TO A 3" X 3" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, NORTH 89°55'19" WEST 1327.61 FEET TO A 5/8" (ILLEGIBLE) IRON ROD AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, SOUTH 01°08'38" EAST 1258.37 FEET TO A 4" X 4" CONCRETE MONUMENT; THENCE ALONG THE EASTERLY LINE OF LOTS 20, 19, 18, 17, 16 AND 15, BLOCK A, GULF COAST GROVES SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, NORTH 26°50'46" WEST 821.67 FEET TO A 5/8" IRON ROD (#3943) AT THE SOUTHEAST CORNER OF LOT 14, BLOCK A, GULF COAST GROVES SUBDIVISION; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, NORTH 89°46'29" WEST 1696.48 FEET TO A 5/8" IRON ROD (LB# 6639) ON THE EASTERLY RIGHT-OF-WAY OF S.R. 776; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 27°41'05" WEST 276.02 FEET TO A SET 5/8" IRON ROD (#3868) AT THE NORTHWEST CORNER OF LOT 13, BLOCK A, GULF COAST GROVES SUBDIVISION; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 13, SOUTH 89°49'26" EAST 1700.33 FEET TO A SET 5/8" IRON ROD (#3868) AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF AN EXISTING CEMETERY PARCEL, NORTH 63°09'53"

EAST 96.67 FEET TO A 1/2" IRON ROD (#5233); THENCE NORTH 03°10'03" EAST 33.48 FEET TO A 5/8" IRON ROD (#ILLEGIBLE); THENCE NORTH 18°17'09" WEST 531.20 FEET TO A 1/2" IRON ROD (#5233); THENCE SOUTH 74°32'41" WEST 196.26 FEET TO A SET 5/8" IRON ROD (#3868) ON THE EASTERLY LINE OF BLOCK A, GULF COAST GROVES; THENCE ALONG SAID EASTERLY LINE NORTH 27°15'48" WEST 1147.10 FEET TO A 5/8" IRON ROD (#2909) ON THE SOUTHERLY LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11 AS OCCUPIED; THENCE ALONG SAID LINE NORTH 89°57'55" WEST 74.64 FEET TO A 4" X 4" CONCRETE MONUMENT AT THE EAST HALF OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE ALONG THE SOUTHERLY LINE OF SAID EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, NORTH 89°56'21" WEST 328.32 FEET TO A 4" X 4" CONCRETE MONUMENT; THENCE ALONG THE WESTERLY LINE OF SAID EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, NORTH 00°24'10" EAST 1308.70 FEET TO A 4" X 4" CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 11, SOUTH 89°09'31" EAST 643.20 FEET TO A SET 5/8" IRON ROD (#3868) AT THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, SOUTH 00°13'50" EAST 1299.78 FEET TO A 3" X 3" CONCRETE MONUMENT ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, SOUTH 89°57'55" EAST 2292.84 FEET TO A 5/8" IRON ROD (#ILLEGIBLE); THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, NORTH 02°05'13" WEST 569.28 FEET TO A SET 5/8" IRON ROD (#3868); THENCE ALONG THE SOUTHERLY LINE OF A 23.62 ACRE PARCEL RECORDED IN OFFICIAL RECORDS INSTRUMENT #2009123157, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SOUTH 88°40'59" EAST 1320.00 FEET (PASSING INTO SECTION 12 AT 1297.64 FEET) TO A SET 5/8" IRON ROD (#3868); THENCE ALONG THE EASTERLY LINE OF SAID 23.62 ACRE PARCEL NORTH 19°51'00" EAST 750.00 FEET TO A SET 5/8" IRON ROD (#3868) ON THE NORTH LINE OF SAID SECTION 12; THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, SOUTH 88°59'17" EAST 2470.05 FEET TO A 4" X 4" CONCRETE MONUMENT; AND THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 88°56'33" EAST 2783.95 FEET TO THE POINT-OF-BEGINNING.

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

1. Sections 11.2.7.c.3, 6.7., 6.2.11.d.1 & 6.2.11.d.6 and Appendix B-11 Miscellaneous Plat Notes of the Land Development Regulations, relating to setbacks are modified to also allow residential yard setbacks for the respective Housing Types as described and shown on the attached Residential Building Setbacks/Dimensions diagram, Exhibit B.
2. Section 11.2.4.c.3 relating to open space is modified to allow the required Open Space outside of the Developed Area for the SAPD to be reduced from 50% to 33%; the

Villages of Manasota Beach shall not include or provide a golf course as part of the open space.

3. Section 11.2.4.e.1 relating to neighborhood size requirements is modified to allow an individual neighborhood size to exceed the 150 acre maximum permitted and to be a maximum of 250 Developed Area acres. Furthermore, the location of Neighborhood boundaries may be modified by the applicant based on natural conditions, Open Space delineation and requirements, and roadway network design and interconnectivity during the Neighborhood Plan process.
4. Section 11.2.4.e.3 and Section 11.2.8.c.1 relating to access are modified to provide that other than County-owned facilities on designated county arterial (Keyway Road) or collector (Venice East Blvd.) roadways, the SAPD may provide private roads and pedestrian facilities and may also inhibit and restrict vehicular and pedestrian access and any other access or perceived access anywhere in the SAPD through the use of private streets, gates, guard houses, gate houses, walls, fences, or other security measures, structures or devices.
5. Sections 11.2.4.e.4, 11.2.5, 11.2.5 (Use Table) and 11.3.15 relating to neighborhood centers are modified to allow: (1) non-residential uses, including private or resident-only community centers, community buildings and community meeting places, as permitted uses within Neighborhood Centers; locations will be identified as part of the Neighborhood Plan process; and (2) RV, trailer and boat storage for residents and visitors of this Settlement Area Planned Development as a permitted use in a location in the Developed Area to be determined by the applicant; location will be identified as part of the Neighborhood Plan process. This shall be treated as a minor modification and shall not require a substantial modification or Section 11.3.11.e modification to the DOCC, SAPD or plans/maps associated therewith.
6. Section 11.2.4.e.4.iii, 11.4, 5.2.4.a, c and d, and 11.2.8.c.3.x relating to neighborhood center uses are modified to provide that Neighborhood Centers shall not be required to provide a public or civic use or bus stops, and may provide the uses, activities and items identified on the Parks and Recreation Plan, Map C-3a1, Exhibit A.
7. Section 11.2.8.c.2.ii.(c)(3), (4) & (5), 11.3.15, relating to mobility standards are modified to allow: (1) the number of cul-de-sacs per neighborhood to exceed two (2) as shown on the attached Master Land Use Plan, Exhibit A; (2) intersection separation distances to exceed 1,000' due to property boundaries, existing conditions, or natural conditions as shown on the attached Map C-3c1 of Exhibit A; and (3) the location of Neighborhood Centers to be located at roadway intersections and within one (1) block of a cul-de-sac or where no roadway intersection exists as shown on the attached Master Land Use Plan, Exhibit A.
8. Section 11.2.8.c.2.iii(a)(2) relating to mobility standards is modified to provide that separation of mid-block pedestrian crossings and intersections of pedestrian facilities may exceed 500 feet but shall be required a minimum of every 900 feet.
9. Section 11.2.8.c.3.ii. & iii, 11.2.8.c.3.iv(c), and 11.2.8.c.3.v(b) relating to mobility standards are modified to allow right-of-way, street design, location of sidewalks, and roadway widths as described and shown on the Roadway Cross-sections diagrams attached as Exhibit C, or those depicted in Table 1 of Section 11.2.8 of the Zoning

Ordinance. Detached dwelling units may be served by roadways identified in Table 1 as well as the alternative attached roadway cross-sections.

10. Section 11.2.8.c.3.v(d) and Section 11.2.8.c.3.v(b) relating to mobility standards are modified to provide that the use of raised cross-walks or other traffic calming measures, horizontal and or vertical, shall not be required.
11. Section 11.2.8.c.3.vi(b), (c), and (d) relating to mobility standards are modified to allow: (1) street tree spacing on residential streets to not be required to exceed one street tree per residential lot; (2) street tree species to not be required to vary from one area to the next; (3) street trees to be planted in landscape verge areas; and (4) tree pits with irrigation and sub-drainage or equivalent to not be required for street trees.
12. Section 11.2.8.c.3.ix relating to mobility standards is modified to provide that lots 50 feet or less in width are not required to be served by an alley.
13. Section 11.2.8.c.2.iii (b) and 11.2.8.c.3.ii relating to pedestrian network standards and multi-use trails are modified to provide that multi-use trails shall not be required for pedestrian network connection between nor within the Developed Area and Open Space for trails as shown on the Master Land Use Plan Series, Exhibit A, and trails may be constructed of asphalt, concrete, mulch, grass, dirt or alternative construction material.
14. Section 11.2.9.c.2.ii relating to the recording of open space is modified to allow the required Open Space conservation easements, restrictive covenants or other appropriate legal instruments for the initial phase of development as refined and precisely defined through the Neighborhood Plan process, and for each increment of development thereafter as refined and precisely defined through the Neighborhood Plan process, to be recorded at the time of recording of the final subdivision plat for that phase or increment and to follow the conservation easement, restrictive covenant or legal instrument.
15. Sections 11.3.11.e and 11.3.15 relating to the design and modification of the Master Land Use Plan to achieve a higher level of design are modified to allow that: (1) internal road and trail circulation and access points within and between Neighborhoods and within and between Developed Areas and external access points to public roadways may vary in location from the locations shown on the Master Land Use Plan Series, Exhibit A, and will be refined as determined by the applicant in the Neighborhood Plan process; and (2) the exact location and type of access, including those labeled as "Possible, future vehicular access point (requested)", will be determined in the Neighborhood Plan process. These adjustments shall be treated as minor modifications, and shall not require a substantial modification or Section 11.3.11.e modification to the SAPD or plans/maps associated therewith.
16. Sections 11.3.11.e, 11.3.15, 11.2.7.h.i, relating to modifications of neighborhood centers are modified to allow Neighborhood Centers that do not meet the requirements of Section 11.2.7 and 11.2.8 nor follow prototypes, to be approved and permitted as conceptually and generally shown on the Master Land Use Plan Series, Exhibit A. These modifications shall be treated as minor modifications, and shall not require a substantial modification or Section 11.3.11.e modification to the SAPD or plans/maps associated therewith.

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:

LAND USE

1. All development shall occur in substantial accordance with the binding Development Concept Plan Series, date stamped May 5, 2015, and attached hereto as Exhibit "A", including the Master Land Use Plan (Map C-3), Parks and Recreation Plan (Map C-3a), Blocks Greater than 1000' (Map C-3c1), Native Habitat Preservation Plan (Map F-2), Wildlife Corridor Plan (Map F-3), and Open Space Subject to Resource Management (Map F-4). This does not imply or confer any variances from applicable zoning or land development regulations.
2. All development on the subject parcel shall comply with the Master Development Plan and the Development Order for the Villages of Manasota Beach Development of Critical Concern (DOCC), as may be amended.
3. Development of the subject parcel shall not exceed 1,563 total dwelling units.
4. A minimum of 33% (260.84 acres) shall be provided as Open Space as required by Section 11.2.3.c.3. of the Sarasota County Zoning Regulations, and as detailed on Map F-4 (Open Space Subject to Resource Management), of the Development Concept Plan Series, dated May 5, 2015 and attached hereto as Exhibit "A".
5. Any residential component (e.g., lot within a platted subdivision, land lease, condominium plat, site and development plan, etc.) of each respective phase shall be entitled to receive a building permit after said phase build-out date, provided the residential component is part of a larger residential or non-residential site (e.g., subdivision plat, land lease, condominium plat, site and development plan, etc.) for which the required infrastructure improvements have been completed, approved and accepted by Sarasota County.
6. At the time of the first Neighborhood Plan, Site and Development/Preliminary Plan submittal, the Applicant shall also submit a "Development Tracking Chart." Once approved by the Planning and Development Services Business Center, this chart will be submitted with each subsequent Site and Development/Preliminary Plan submittal to be used by Sarasota County staff to ensure adequate monitoring of the number of residential units by type, the mix of housing types, and their neighborhood location.
7. Existing active agricultural activities, including, but not limited to, cattle grazing and pasture maintenance, are permitted to continue in all undeveloped areas of the SAPD until such time as those undeveloped areas are platted or required as Open Space for a final plat.
8. All Open Space, Recreational Space, trails and parks, and all roadways and pedestrian facilities, other than County-owned facilities on designated county arterial (Keyway Road) or collector (Venice East Blvd) roadways, within the SAPD may be private and for the exclusive use, benefit and enjoyment of its residents and guests.

9. Housing Type 9 may not be located closer than 500 feet from the southern boundary of Neighborhood 3.
10. Open space that is comprised of conserved or preserved native habitats shall be restricted by conservation easements. All other required open space shall be restricted through open space covenants. All such documents shall be in a form approved by the County Attorney.

ENVIRONMENTAL PROTECTION

11. The wetlands, mesic hammock, scrubby flatwoods, pine flatwoods, xeric hammock, and other uplands as shown on the approved Native Habitat Preservation, Alteration, & Mitigation Map and Open Space Resource Management Map (Map F-2 and Map F-4, Exhibit A) shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve or conservation area and labeled a preserve or 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 or conservation areas, except where approved by a Resource Management Plan for the project.
12. Slight impacts (other than those shown on the approved F-2 Map) to on-site wetlands resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements, shall be allowed if deemed consistent with LDR Environmental Technical Manual Section B.2. by Environmental Protection Division. Proposed impacts to upland conservation areas due to lot fill slopes shall be reviewed by Environmental Protection staff during the site and development plan approval process.
13. The applicant shall preserve or conserve a minimum of 109 acres of existing on-site native habitat and other Open Space areas within the resource management areas shown on Map F-2 and F-4, Exhibit A. All native habitat preservation or conservation areas shall be shown within separate tracts during the site and development plan review. Development shall be designed to optimize habitat connectivity and minimize habitat fragmentation.
14. All native habitat preservation or 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.
15. Prior to the submittal of the first site and development construction plan, the resource management plan shall be updated for the construction of any trails within the native habitat conservation areas and 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.
16. A wildlife corridor along Forked Creek 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 Site and Development Plan submittals. All areas

of the wildlife corridor shall be maintained in a natural state as shown on Map F-2, Exhibit A.

STORMWATER

17. The Master Surface Water Management Plan shall be consistent with the Forked Creek Basin Master Plan.

UTILITIES

18. Prior to being granted Site Plan approval for the first phase of development, the owner shall submit an Irrigation Master Plan for the entire development signed and sealed by a registered professional engineer identifying the infrastructure required to connect the development to Englewood Water District's, and/or Sarasota County's Reclaimed Water systems. The Irrigation Master Plan and any subsequent revision shall identify the infrastructure required to supply the sites storage ponds with reclaimed water, and the identification of any off-site improvements required.
19. The owner shall operate, manage, and maintain a community wide irrigation system under a single entity, homeowners association, or master association. Through its master covenants or deed restrictions development shall enforce provisions to preclude the installation and use of individual lot irrigation wells and employ conservation strategies which may include but are 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 as a backup supply for irrigation if reclaimed water or surface water is unavailable. The management and operation of irrigation systems and supplies shall be performed in a manner that protects natural systems, and shall be consistent with Englewood Water District's wellfield operation.
20. Prior to being granted approval for each phase of construction, the owner shall demonstrate that the onsite irrigation infrastructure has been designed to accept reclaimed water in accordance with applicable rules and regulations, even if reclaimed water has not yet become available. When reclaimed water becomes available, existing development is required to connect to this alternative supply within 365 days of County notification, and in accordance with the developments Irrigation Master Plan. Irrigation system supplies shall be managed by using reclaimed water, rain water, or stormwater first, and then community ground water wells.

TRANSPORTATION

21. Prior to the plat approval of the 101st dwelling unit, the developer shall construct Manasota Beach Road from its current terminus to the project's entrance as a two-lane collector road.
22. Prior to the plat approval of the 101st dwelling unit, and prior to or concurrent with the construction of the access driveway on Manasota Beach Road, the developer shall construct an eastbound to southbound right-turn lane at the intersection of the access driveway on Manasota Beach 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 construction plans for the driveway.

23. Prior to the plat approval of the 101st dwelling unit, and prior to or concurrent with the construction of the access driveway on SR 776, the developer shall construct a northbound to eastbound right-turn lane at the intersection of the access driveway on SR 776. 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 construction plans for the driveway.
24. Prior to or concurrent with any development of the subject parcel resulting in a cumulative trip generation for the entire site of at least 623 net new P.M. peak hour trips, a westbound to northbound right turn lane and an additional southbound to eastbound left-turn lane for a total of two (2) left-turn lanes and subsequent receiving lane at the intersection of SR 776 and Manasota Beach Road shall be in place or included within the Construction plans for the project. Alternatively, prior to Construction Plan Authorization, the developer shall demonstrate that these turning movements have available transportation facility capacity consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code), or obtain County approval of a proportionate share mitigation agreement for the above described required improvements, consistent with Subsection 163.3180(5), Florida Statutes.
25. Prior to or concurrent with any development of the subject parcel resulting in a cumulative trip generation for the entire site of at least 311 net new P.M. peak hour trips, an additional northbound left-turn lane for a total of two (2) left-turn lanes at the intersection of US 41 and SR 776 shall be in place or included within the Construction plans for the project. Alternatively, prior to Construction Plan Authorization, the developer shall demonstrate that these turning movements have available transportation facility capacity consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code), or obtain County approval of a proportionate share mitigation agreement for the above-described required improvements, consistent with Subsection 163.3180(5), Florida Statutes.
26. Prior to or concurrent with any development of the subject parcel resulting in a cumulative trip generation for the entire site of at least 311 net new P.M. peak hour trips, an additional eastbound to northbound left-turn lane for a total of three (3) left-turn lanes and subsequent receiving lane at the intersection of US 41 and Jacaranda Boulevard shall be in place or included within the Construction plans for the project. Alternatively, prior to Construction Plan Authorization, the developer shall demonstrate that these turning movements have available transportation facility capacity consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code), or obtain County approval of a proportionate share mitigation agreement for the above described required improvements, consistent with Subsection 163.3180(5), Florida Statutes.

FISCAL NEUTRALITY

27. Development shall take place in substantial accordance with the proposed development program or Alternative Development Scenarios (Deviations 1 & 2) identified in the Fiscal Neutrality Plan dated February 5, 2015. The Fiscal Neutrality Plan is based on the proposed development program (including the deviations) identified in the Master Land Use Plan Series dated May 5, 2015, and attached hereto as Exhibit "A". Any

development in excess of these totals will require approval of a new or revised Fiscal Neutrality Plan.

Section 5. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office, or the effective date of Ordinance No. 2015-024, including final resolution of any appeals, whichever is later.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 2nd day of June, 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

**EXHIBIT A – DEVELOPMENT CONCEPT PLAN
AND
MASTER LAND USE PLAN SERIES**

0 2015-025

STATISTICS

TOTAL SITE AREA: +/- 781.04 AC. (100%)
 DEVELOPED AREA: +/- 529.08 AC. (67%)
 OPEN SPACE: +/- 251.96 AC. (33%)
 WETLAND AREA: +/- 17.47 AC.
 WETLAND BY E/R AREA: +/- 1.68 AC.
 EASES: +/- 13.91 AC.
 NEIGHBORHOOD CENTER: +/- 10.00 AC.
 OTHER OPEN SPACE: +/- 10.00 AC.
 TOTAL DWELLING UNITS: 1563 DU.

NOTES
 1. ALL NEIGHBORHOODS MUST BE APPROVED.
 2. ALL NEIGHBORHOODS MUST BE APPROVED.
 3. ALL NEIGHBORHOODS MUST BE APPROVED.
 4. ALL NEIGHBORHOODS MUST BE APPROVED.

MANASOTA BEACH ROAD

30' Buffer (Typ.)

30' Buffer (Typ.)

30' Buffer (Typ.)

30' Buffer (Typ.)

30' Buffer (Typ.)

30' Buffer (Typ.)

30' Buffer (Typ.)

30' Buffer (Typ.)

NEIGHBORHOOD ONE

ENGLEWOOD ROAD

KEYWAY RD

EXISTING NEIGHBORHOODS ARE TO BE MAINTAINED AS SUCH AND NOT REDEVELOPED. ALL NEW DEVELOPMENT SHALL BE PROVIDED WITH ACCESS TO EXISTING NEIGHBORHOODS.

LEGEND

- PROPERTY BOUNDARY
- DEVELOPED AREA
- 5' DRAINAGE FACILITY / LAKE
- OPEN SPACE
- RIGHT-OF-WAY
- WETLAND
- WETLAND BY E/R
- 5' EASE
- PRIORITY BY E/R
- TRAIL
- LWD OWNED WELL SITE
- EXIST. ENG. TRANSMISSION TOWER
- POTENTIAL ROAD R.O.W.

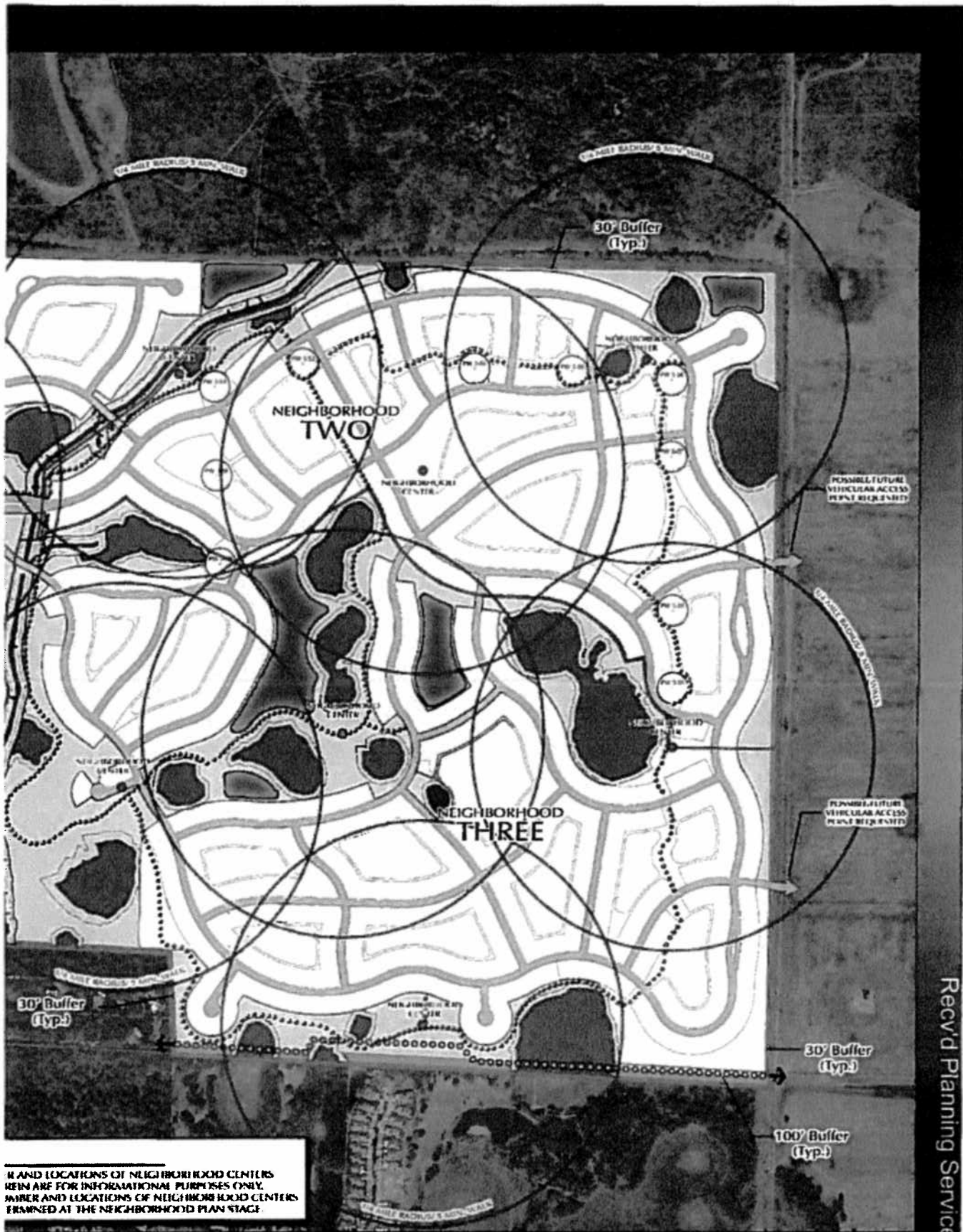
RESIDENTIAL TYPE

TYPE	DESCRIPTION	N1	N2	N3	TOTAL
1	ESTATE SINGLE-FAMILY DETACHED (MINIMUM 10,000 SQ. FT. LOT)	1	0	0	1 (0.01%)
2	ESTATE DETACHED SINGLE-FAMILY RESIDENTIAL (4,000 SQ. FT. MIN. LOT)	800	100	100	1,000 (12.8%)
3	ESTATE DETACHED SINGLE-FAMILY RESIDENTIAL (4,000 SQ. FT. MIN. LOT)	199	315	401	915 (11.7%)
4	ESTATE DETACHED SINGLE-FAMILY RESIDENTIAL (4,000 SQ. FT. MIN. LOT)	91	64	95	250 (3.2%)
5	NO. 10 DETACHED SINGLE-FAMILY RESIDENTIAL (4,000 SQ. FT. MIN. LOT)	0	0	0	0 (0.0%)
6	ATTACHED RESIDENTIAL TYPE 1 (TOWNHOMES)	80	0	0	80 (1.0%)
7	ATTACHED RESIDENTIAL TYPE 2 (TOWNHOMES)	0	0	0	0 (0.0%)
8	APARTMENT	0	0	0	0 (0.0%)
TOTAL DU.		471	489	604	1,563 (100%)

ALL APPLICANTS MAY DEVELOP UNITS OF A SINGLE HOUSING TYPE OR A MIXTURE OF HOUSING TYPES PROVIDED THAT SINGLE HOUSING TYPES EXCEEDS 75 PERCENT AND A MINIMUM OF THREE HOUSING TYPES ARE PROVIDED IN EACH NEIGHBORHOOD WITH THE EXISTING DEVELOPMENT.

NOTE
 * THE PLAN IS EXPECTED FOR THE FINAL PLAN SHALL BE DE

Villages of Manasota Beach
 Master Land Use Plan

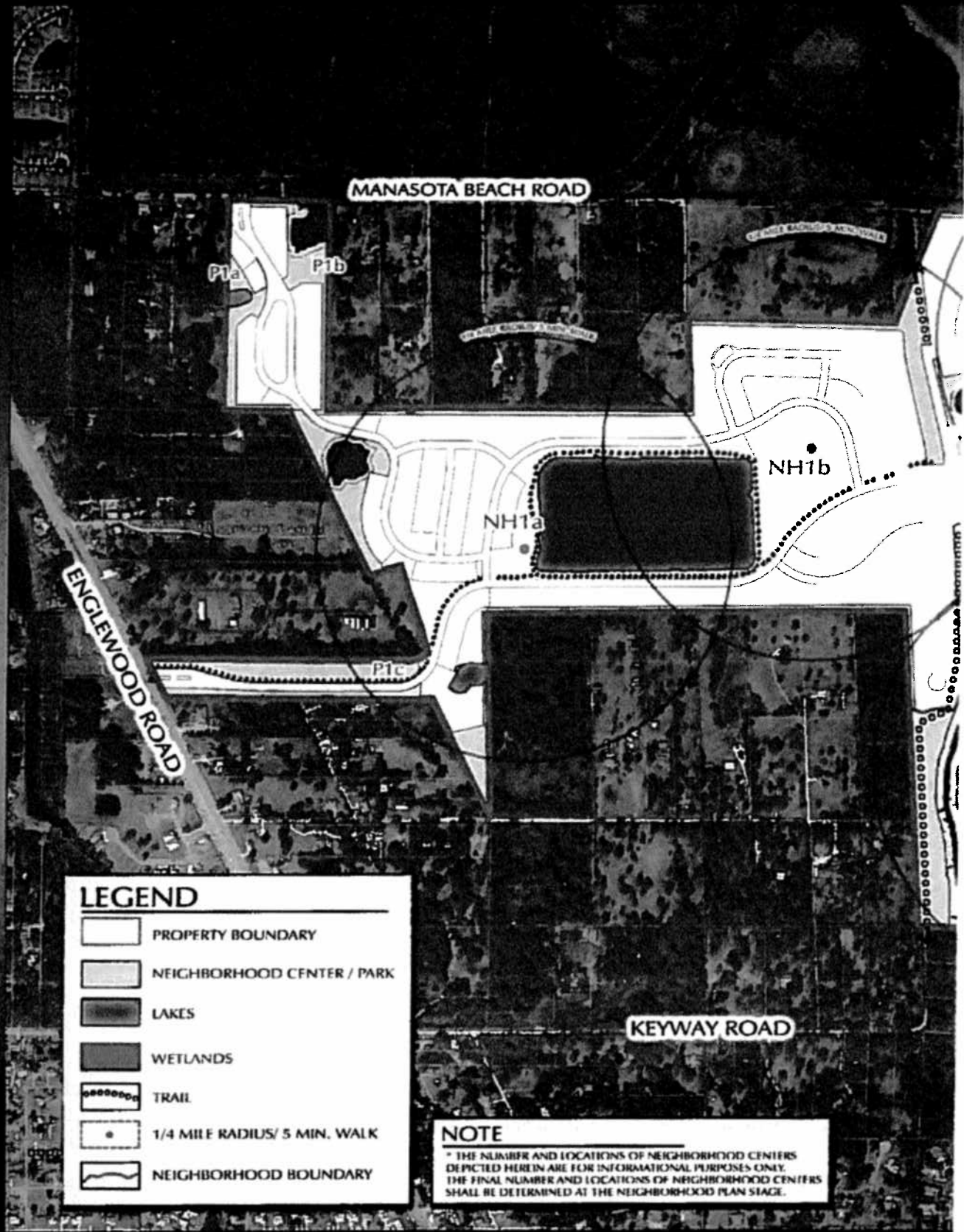


THE NUMBER AND LOCATIONS OF NEIGHBORHOOD CENTERS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE NUMBER AND LOCATIONS OF NEIGHBORHOOD CENTERS DETERMINED AT THE NEIGHBORHOOD PLAN STAGE.








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LEGEND

-  PROPERTY BOUNDARY
-  NEIGHBORHOOD CENTER / PARK
-  LAKES
-  WETLANDS
-  TRAIL
-  1/4 MILE RADIUS/ 5 MIN. WALK
-  NEIGHBORHOOD BOUNDARY

NOTE

* THE NUMBER AND LOCATIONS OF NEIGHBORHOOD CENTERS DEPICTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. THE FINAL NUMBER AND LOCATIONS OF NEIGHBORHOOD CENTERS SHALL BE DETERMINED AT THE NEIGHBORHOOD PLAN STAGE.

Villages of Manasota Beach

Parks and Recreation Plan
Neighborhood Centers and Parks A-3

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BMG THREE LLC
SARASOTA COUNTY, FLORIDA



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MAP C-3a

Villages of Manasota Beach

Neighborhood Centers & Recreational Space

Neighborhood	Facility I.D.	Acres ¹	Type ^{2,3}	Potential Features/Amenities; proposed features ⁴
Neighborhood 1				
	NH1a	14.2	Neighborhood Center/Mini Park	*4, *6
	NH1b	46.7	Neighborhood Center/Community Park	Community Building, Outdoor Pool, *4, *6
	P1a	2.0	Mini Park	*4
	P1b	1.1	Mini Park	*4
	P1c	4.4	Mini Park	*4
	P1e	2.1	Mini Park	*4
	P1f	0.8	Mini Park	*4
Neighborhood 2				
	NH2a	15.0	Neighborhood Center/Neighborhood Park	*4
	NH2b	5.7	Neighborhood Center/Mini Park	Community building, Outdoor Pool, *4, *6
	NH2c	3.6	Neighborhood Center/Mini Park	*4, *6
	P2a	0.9	Mini Park	*4
	P2b	5.7	Mini Park	*4, *6
	P2c	2.6	Linear Park	trails, *6
	P2d	3.7	Linear Park	trails, *6
	P2e	2.3	Linear Park	trails, *6
	P2f	8.5	Linear Park	trails, *6
	P2g	5.5	Linear Park	trails, *6
	P2h	3.5	Linear Park	trails, *6
	P2i	1.0	Mini Park	*4, *6

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Villages of Manasota Beach

Parks and Recreation Plan
Neighborhood Centers and Parks Map⁵

01/15/2015

Neighborhood 3			
NH3a	24.0	Neighborhood Center/Neighborhood Park	*4
NH3b	13.9	Neighborhood Center/Neighborhood Park	*4
NH3c	18.9	Neighborhood Center/Neighborhood Park	*4
NH3d	6.4	Neighborhood Center/Neighborhood Park	*4, *5
P3a	2.2	Mini Park	*4
P3b	1.5	Mini Park	*4
P3c	3.7	Linear Park	trails, *6
P3d	4.1	Linear Park	trails, *6
Total:		204.0 (33.3 acres required)	*5

= Neighborhood Center, Recreational Space and Park acreages are net of, and do not include linear parks except as noted. Acreages are potential maximums, at minimums

= includes Comprehensive Plan Park Type/Designation - Sarasota County Zoning Code 11.2.10.e - Table 6. No Park, Neighborhood Center or Recreational Space will be required to be public.

= Neighborhood Centers are also proposed as part of the Recreational Space System.

= Neighborhood Centers, Recreational Space, Community Parks, Neighborhood Parks, and Mini-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 structure, bench, playground, tot-lot, sport or athletic field, canoe, kayak or pier launch, fishing or observation pier, community art, landscape features(s), pet park, trail, natural habitat and features, 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.

= Consistent with Sarasota County Zoning Code 11.2.10.e.1.i) - 33.3 acres of on-site internal open space (recreational space, parks and portions of the trail system) are required based on the total number of units provided. 204.0 acres of on-site parks are shown; however, the total acreage and recreational space and parks components are not intended to be binding at this time. Final locations, configurations, program elements and acreages of each recreational space, park and other internal open space component will be provided with each Neighborhood Plan. Final locations, configurations, program elements and acreages of each recreational space, park and other internal open space component may vary significantly from their depiction on Map C-3a and from the information and figures on this Map C-3a1, provided, however, that the total acreage of all recreational spaces and parks in the project shall not be less than 33.3 acres.

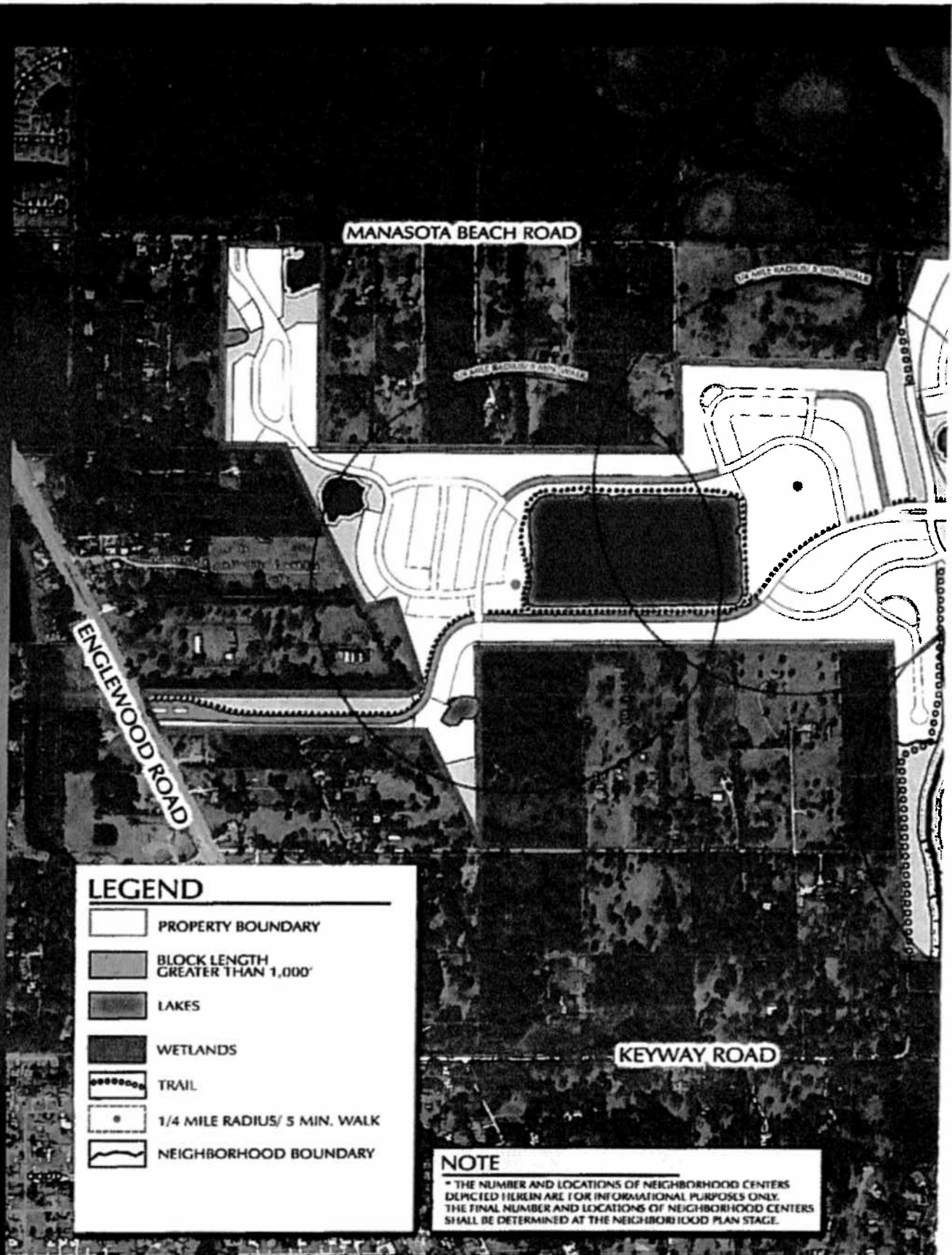
= Recreational space located in Developed Area.

NOTE
 * THE NUMBER AND LOCATIONS OF NEIGHBORHOOD CENTERS DEPICTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. THE FINAL NUMBER AND LOCATIONS OF NEIGHBORHOOD CENTERS SHALL BE DETERMINED AT THE NEIGHBORHOOD PLAN STAGE.

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Villages of Manasota Beach

Blocks Greater than 1,000'



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LEGEND		TOTAL ACREAGE	%SITE	% OPEN SPACE
[Line]	Property Boundary	+/- 781.84 AC.	(100%)	
[Line]	Developed Area	+/- 521.00 AC.	(67.0%)	
OPEN SPACE AREA		+/- 260.84 AC.	(33.0%)	(100%)
[Pattern]	OS Other Open Space	+/- 110.40 AC.	(14.2%)	(42.3%)
[Pattern]	411 Pine Flatwoods	+/- 35.40 AC.	(4.3%)	(13.6%)
[Pattern]	421 Xeric Oak	+/- 6.40 AC.	(0.8%)	(2.5%)
[Pattern]	425 Temperate Hardwoods (Mesic Hammock)	+/- 4.90 AC.	(0.6%)	(1.9%)
[Pattern]	510 Streams and Waterways	+/- 4.64 AC.	(0.5%)	(1.8%)
[Pattern]	619 Exotic Wetland Hardwoods	+/- 1.95 AC.	(0.2%)	(0.5%)
[Pattern]	631 Wetland Shrub	+/- 5.15 AC.	(0.6%)	(2.0%)
[Pattern]	640 Wetland Non-Forested Wetland	+/- 0.47 AC.	(0.0%)	(0.2%)
[Pattern]	641 Freshwater Marsh	+/- 40.25 AC.	(5.1%)	(15.4%)
[Pattern]	643 Wet Prairies	+/- 10.09 AC.	(1.3%)	(4.0%)
[Pattern]	4211 Scrubby Flatwoods	+/- 4.93 AC.	(0.6%)	(1.9%)
[Pattern]	OSL Open Space Lakes	+/- 35.91 AC.	(4.5%)	(13.8%)
[Pattern]	Wetland Mitigation	+/- 0.35 AC.	(0.0%)	(0.1%)
[Circle]	Well Site			

Disclosure: FUCFCS delineations and associated FUCFCS codes were provided by Steinbaum and Associates, Inc., and are based on conceptual aerial information. Wetland and other surface waters limits are based on survey data provided by Weber Engineering and Surveying, Inc.

Villages of Manasota Beach

Native Habitat Preservation Plan



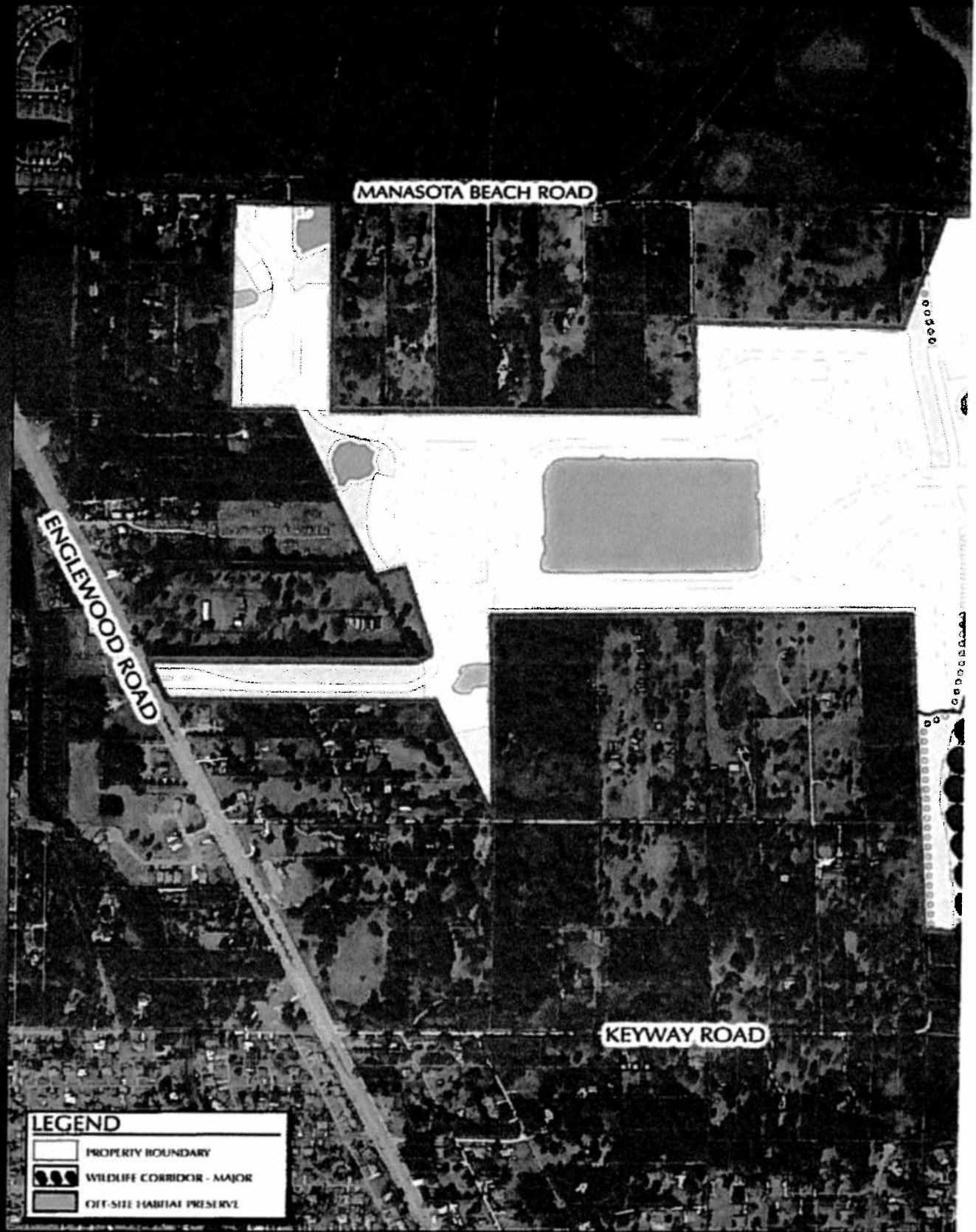
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 SARAVOTA COUNTY, FLORIDA
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 MAP 1-2

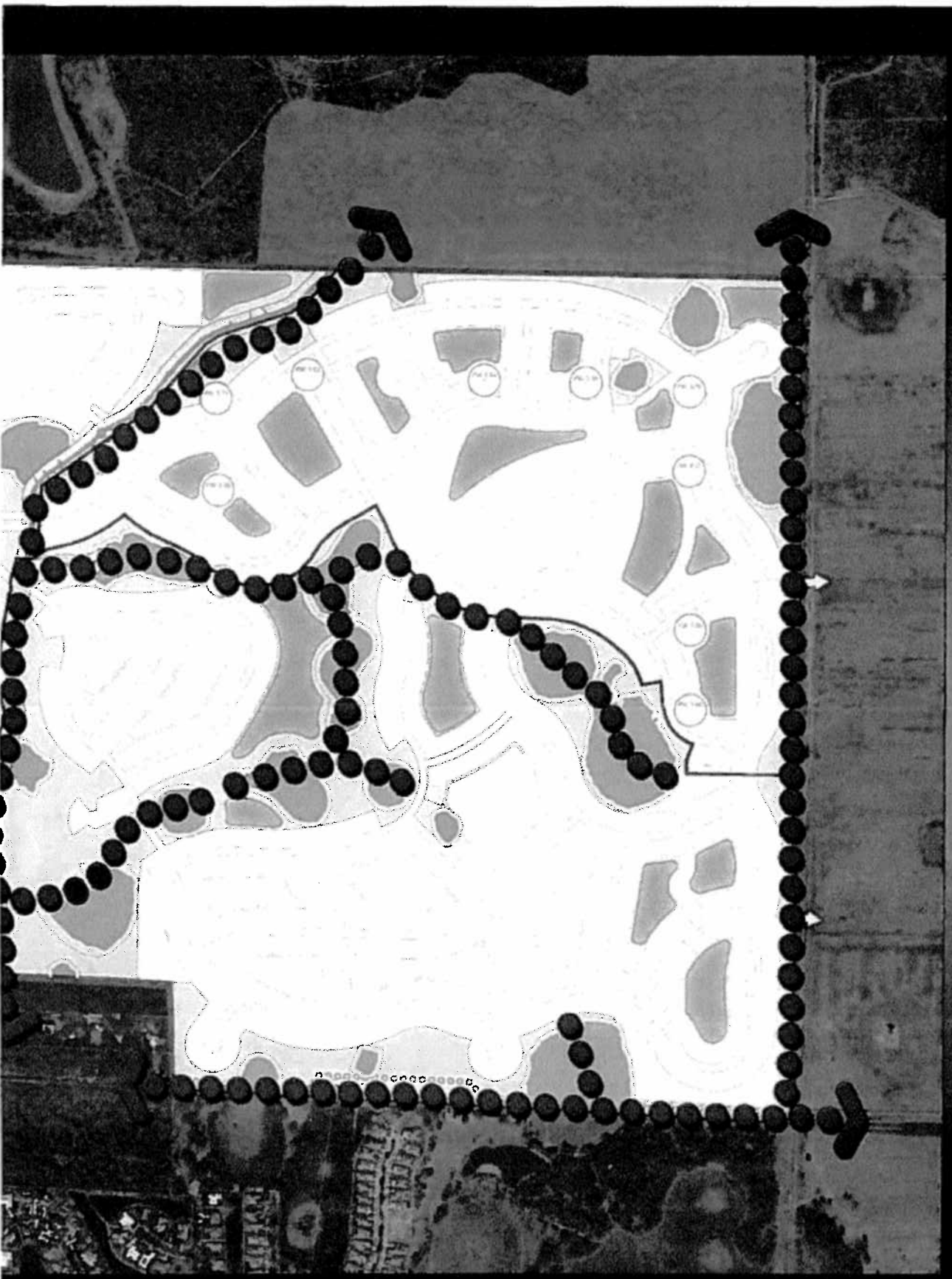
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Villages of Manasota Beach

Wildlife Corridor Plan



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SARASOTA COUNTY, FLORIDA



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MAP 1-3



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SARASOTA COUNTY, FLORIDA

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MAP 4



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LEGEND		TOTAL ACREAGE
	Property Boundary	+/- 781.84 AC.
	Developed Area	+/- 521.00 AC.
EXTERNAL OPEN SPACE AREA		+/- 260.84 AC.
	Primary Open Space Corridor	.
	Ancillary Open Space Corridor	.
	Areas Subject to Resource Management (Wetlands, Wetland Buffers, Mesic Hammock, Scrubby Flatwoods, portions of Xeric Hammock and portions of Pine Flatwoods.)	.
	POTENTIAL ROAD R.U.W.	
*Acreages as provided/noted on *Post-Development Open Space Summary Table*		

Villages of Manasota Beach

Open Space Subject To Resource Management