

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

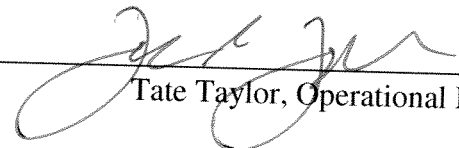
✓ **Cynthia Spraggins, Administrative Specialist**  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

**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 east of Bethel Lane, in Sarasota County, Florida, owned by Hidden Creek Development LLC, and described in Ordinance No. 2015-043 attached hereto, has been rezoned to a VPD (Village Planned Development) zone district pursuant to Rezone Petition No. 14-32 filed by Roland Piccone, Agent, and granted by Sarasota County on November 17, 2015, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

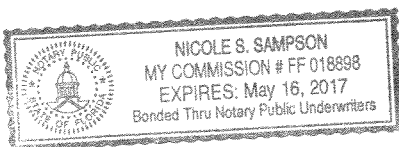
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2015-043, attached hereto)

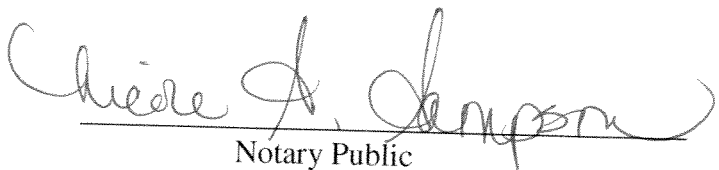
  
Tate Taylor, Operational Manager

**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 30<sup>th</sup> day of November, 2015.



  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS

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**FLORIDA DEPARTMENT *of* STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

November 24, 2015

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

Attention: Andrea Greer, 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. 2015-043, which was filed in this office on November 24, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**ORDINANCE NO. 2015- 043**

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

FILED FOR RECORDED  
JANUARY 24 PM 2:05  
KATHLEEN R. THOMAS  
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. 14-32, 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/5 acres) to the VPD (Village Planned Development) zone district for the following described property located in Sarasota County, Florida:

A TRACT OR PARCEL OF LAND, LYING AND BEING IN SECTIONS 15 AND 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING PARCEL 1 AND PARCEL 2, AS SHOWN ON EXHIBIT "B", AND EXHIBIT "B-1", PER OFFICIAL RECORDS INSTRUMENT NO. 2010095685, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALONG WITH OTHER LANDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE N.89°10'47"E., ON THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 424.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°10'47"E., ON SAID SOUTH LINE, A DISTANCE OF 577.94 FEET TO A POINT ON THE WEST LINE OF A 60' PRIVATE INGRESS AND EGRESS EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2617, PAGE 1698, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING A CORNER OF DEER RUN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 37 THROUGH 37D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE PERIMETER OF SAID DEER RUN SUBDIVISION, THE FOLLOWING THREE COURSES: N.00°25'28"E., A DISTANCE OF 60.10 FEET; THENCE N.87°06'17"E., A DISTANCE OF 276.61 FEET; THENCE N.00°04'08"E., A DISTANCE OF 2095.60 FEET, TO THE NORTHEAST CORNER OF LOT 6, SAID DEER RUN SUBDIVISION; THENCE LEAVING SAID SUBDIVISION, N.24°13'27"E. A DISTANCE OF 567.38 FEET; THENCE N.89°48'30"E., A DISTANCE OF 1182.37 FEET; THENCE S.00°04'14"E., A DISTANCE OF 2666.74 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE S.89°10'47"W., ON SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 1637.88 FEET TO A POINT ON THE EAST LINE OF THE PREVIOUSLY DESCRIBED 60' EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2617, PAGE 1698; THENCE S.00°30'38"W., ON THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 1257.27 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 780, ALSO KNOWN AS FRUITVILLE ROAD; THENCE S.88°55'38"W., ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.02 FEET TO THE WEST LINE OF SAID 60' EASEMENT; THENCE N.00°30'38"E., ON THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 1128.28'; THENCE S.89°13'21"W., A DISTANCE OF 577.85 FEET; THENCE N.00°30'31"E., A DISTANCE OF 128.82 FEET TO THE POINT OF BEGINNING, CONTAINING 89.53 ACRES, MORE OR LESS.

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

#### Planning

1. Development shall take place in substantial accordance with the "Binding Master Land Use Plan Map Series", dated November 6, 2015, and attached hereto as Exhibit "A", which includes the following Plans: Master Land Use Plan and Modifications (Maps C-

1a and C-1b), Rezone Data Sheet (Map C-2), Transportation/Mobility Plan (Map C-3), Recreation Plan (Map C-4), Greenbelt Buffer Modification Plan (Maps C-5 and C-5a-c), TDR Plan (Map C-6), Affordable Housing Plan (Map C-9), Native Habitat/Open Space Preservation Plan (Map F-2), Habitat Mitigation Plan (Map F-2a), and Open Space/Developed Area Plan (Map F-2b). The maximum number of residential units is 178.

The following Exhibits, attached in Exhibit "C", are also part of the Map Series: EX-1, Building Setbacks; EX-2, Street Sections; and EX-3, Pedestrian Sections. This does not imply or confer any variances from applicable zoning or land development regulations.

2. 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 all development permits after said phase build-outdate, 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.
3. 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.

#### **Community/Affordable Housing**

4. Pursuant to Section 11.2.3.c.4.v of the Zoning Regulations, the Applicant or the Administrative Agency identified in the attached Affordable Housing Plan, Map C-9, or their successor, shall be bound by the Affordable Housing Plan and shall submit an annual monitoring report to the County regarding the Affordable Housing Plan which includes the sale or rental of affordable units and their sales prices or rental rates, whichever is applicable, along with a statement that the developer has complied with the applicable verification of income eligibility requirements. Notwithstanding the foregoing, the Affordable Housing Plan shall apply only to: (a) the initial sale of an affordable unit, and (b) the rental of an affordable unit for a period of five years from the issuance of the initial certificate of occupancy; with no further requirements, monitoring or reporting on subsequent sales or rentals of the same unit. Twenty (20) percent of the total housing units (up to 35 units) shall be Community/Affordable Housing units.

#### **Transportation**

5. Prior to or concurrent with the development of the subject parcel, the developer shall construct eastbound to northbound left-turn lane at the intersection of Fruitville Road and Deer Run Drive. The turn lane shall be designed in accordance with Indexes 301 and 526 of the Florida Department of Transportation's Roadway and Traffic Design Standards. The improvements shall be included in the construction plans for the development.
6. Prior to Construction Authorization for 101st dwelling unit, the developer shall provide a temporary emergency access unless a second fully functional access is provided.

### Environmental Permitting

7. The wetlands (FLUCCS 617 & 618) and non-mesic mixed hardwoods/conifer (FLUCCS 434), as shown on the approved Native Habitat Preservation, Alteration, & Mitigation Map (**Map F-2** in Exhibit "A") and the Impact Mitigation Area as shown on the approved Habitat Mitigation Plan (**Map F-2a** in 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 1) a Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
8. Slight impacts (other than those shown on the **Map F-2** or **Map F-2a**) 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.
9. The Applicant 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 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 applicant shall preserve or conserve a minimum of 13.61 acres of existing on-site native habitat (FLUCCS 434, 510, 617 and 618; and also including 1.46 acres of impact mitigation area) as shown on **Maps F-2 and F-2a** within separate tracts during the site and development plan review. Development shall be designed to optimize habitat connectivity and minimize habitat fragmentation.
11. All native habitat preservation or conservation areas (including upland buffers) adjacent to developed 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 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.

13. A wildlife corridor along the Phillippi Branch AE stream within the Property shall be maintained in perpetuity to connect sections of the adjacent corridor (Fruitville Properties) to the Gum Slough Conservation areas. 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**.

#### **Stormwater**

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

#### **Utilities Planning**

15. The Developer 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 development 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.
16. Prior to being granted Site Plan approval for the first phase of development, the applicant 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. Development shall operate, manage, and maintain a community wide irrigation system under a single entity 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 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 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 a Neighborhood Plan, the Owner shall depict the trails in all proposed Greenbelt Buffer areas 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 trail within the FPL easement.

#### **Schools**

21. A school concurrency determination will be required at the time of the submittal for the final site plan or plat.

#### **Fiscal Neutrality**

22. Development shall take place in substantial accordance with the Fiscal Neutrality Plan dated December 13, 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 October 16, 2015, and attached hereto as **Exhibit "A"** (a maximum of 178 residential units, including a maximum of 56 attached residential units). Any development in excess of these totals will require approval of a new or revised Fiscal Neutrality Plan. The Fiscal Neutrality Plan does not identify an Alternative Development Scenario. Any totals that deviate from the approved development program will require a new or revised Fiscal Neutrality Plan.

#### **Enhanced Greenbelt Buffers**

23. The owner shall provide additional plantings and improvements to create enhanced Greenbelt Buffers in locations and as described and shown on Maps C-5 and C-5a-c. attached in **Exhibit "A"**.

#### **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 128 units for the subject property. The maximum number of units available from within the subject property is 102.
25. The owner is required to obtain a minimum of 26 transferable development rights (TDRs) from an off-site source, which is based on the Binding TDR Plan (**Map C-6**). This will meet the minimum density requirements of 3 dwelling units per acre of Developed Area (42.35 acres) for the Hidden Creek 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 as of right 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.

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**Modifications:**

1. Sections 11.2.9.c.2.i and 11.2.13.g relating to open space standards, recording of open space conservation easements/ restrictive covenants and use of transferrable development rights, are modified (1) to allow the initial Open Space Conservation Easement(s) or restrictive covenants for the initial phase of development to be reduced to 75% of the approved Open Space (and not a minimum of 1,000 acres); and (2) to allow the required Open Space Conservation Easement(s) or restrictive covenants 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.
2. Sections 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, village and settlement area street design standards, and sidewalks and other pedestrian walkways, are modified to allow right-of-way, street design, location of sidewalks, and roadway widths to be generally consistent with the attached Street Sections (**Exhibit EX-2**) in **Exhibit "C"**, or those depicted in Table 1 of Section 11.2.8 of the Zoning Ordinance. All dwelling units may be served by roadways identified in Table 1 as well as the alternative Street Sections (**Exhibit EX-2**) attached in **Exhibit "C"**.
3. Sections 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 housing types and required yards, are modified to allow residential yard setbacks for the respective Housing Types as shown on the attached Building Setbacks (**Exhibit EX-1**) in **Exhibit "C"**. For Housing Types (7) and (8), attached residential types 1 and 2, the side yard setbacks may be reduced to 5' (10' between structures), and the front yard setbacks may be reduced to 20' (measured from the right-of-way to the front face of the garage) or 15' to the main residential structure where a side entry garage is proposed or the garage is recessed; and the rear yard setback may be reduced to 10' (pool cages and equipment or similar may encroach 5' into rear yard setback). For Housing Types (2), (3), and (4), front loaded detached single family residential, the side yard setbacks may be reduced to 5' (10' between structures); and the front yard setbacks may be reduced to 20' (measured from the right-of-way to the face of the garage) or 15' to the main residential structure where a side-entry garage is proposed or the garage is recessed; and the rear yard setbacks may be reduced to 10' (pool cages and equipment or similar may encroach 5' into the rear yard setback).

4. Section 11.2.8.c.3.ix relating to transportation, mobility standards, village and settlement area street design standards, and alleys, is modified to provide that lots 50 feet or less in width are not required to be served by an alley.
5. Section 11.2.3.d and 11.2.3.e relating to Village Centers and neighborhood requirements, and Village Center mix of uses, is modified to provide that Village Centers and Neighborhood Centers shall not be required to provide a public or civic use.
6. Section 11.2.8.c.3.iii (Table 1 & Table 2) relating to transportation, mobility standards, village and settlement area street design standards, and alternative street designs, is modified to allow pedestrian circulation routes and trails to not be required to meet the multi-use trail standards within the project.
7. Section 11.2.8.c.3.v(d) relating to transportation, mobility standards, village and settlement area street design standards and sidewalks and pedestrian walkways, is modified to provide that the use of raised cross-walks or other traffic calming measures, horizontal and or vertical, shall not be required.
8. Section 11.2.8.c.3.vi(d) relating to transportation, mobility standards, village and settlement area street design standards and right of way landscaping, is modified to allow street trees to be planted in landscape verge areas and not require them to be planted in tree pits with irrigation and sub-drainage or equivalent.
10. Section 11.2.9.c relating to open space standards is modified to allow Open Space, including, but not limited to, native habitat preservation areas and conservation areas, to be modified based on stormwater lake(s) design, road design, fill transitions, other engineering requirements and final permitting, provided that the overall total required Open Space acreage (50%) is maintained. This shall be allowed by right and not require a modification to the Development Order for the Village Planned Development rezoning (VPD) or plans/maps associated therewith.
11. Section 11.2.8.c.3.x relating to relating to transportation, mobility standards, village and settlement area street design standards and street standards for promotion of transit is modified to not require bus stops within Neighborhood Centers.
12. Section 11.2.3.c.4.v relating to Village affordable housing requirements is modified to provide that the dwelling units within the Village that shall be affordable shall be fulfilled as follows: at a minimum, 20% (35 units) within the Village shall be sold or rented to families at or below 100% of the Area Median Income (AMI) for Sarasota County.
13. Section 11.2.10.a.1 relating to Greenbelt Buffers is modified to provide that the Greenbelt Buffers for the Village shall be as shown and described on Maps C-5 and C-5a-c.

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 17 day of November, 2015.

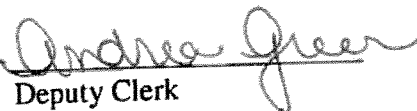
BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA



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"**

**Master Land Use Map Series**

1. Master Land Use Plan (Maps C-1a)
2. Modifications (Map C-1b)
3. Rezone Data Sheet (Map C-2)
4. Transportation/Mobility Plan (Map C-3)
5. Recreation Plan (Map C-4)

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6. Greenbelt Buffer Modification Plan (Maps C-5 and C-5a-c)
7. TDR Plan (Map C-6)
8. Affordable Housing Plan (Map C-9)
9. Native Habitat/Open Space Preservation Plan (Map F-2)

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10. Habitat Mitigation Plan (Map F-2a)
11. Open Space/Developed Area Plan (Map F-2b)

**LEGEND:**

--- PROJECT BOUNDARY  
 \* Neighborhood Center

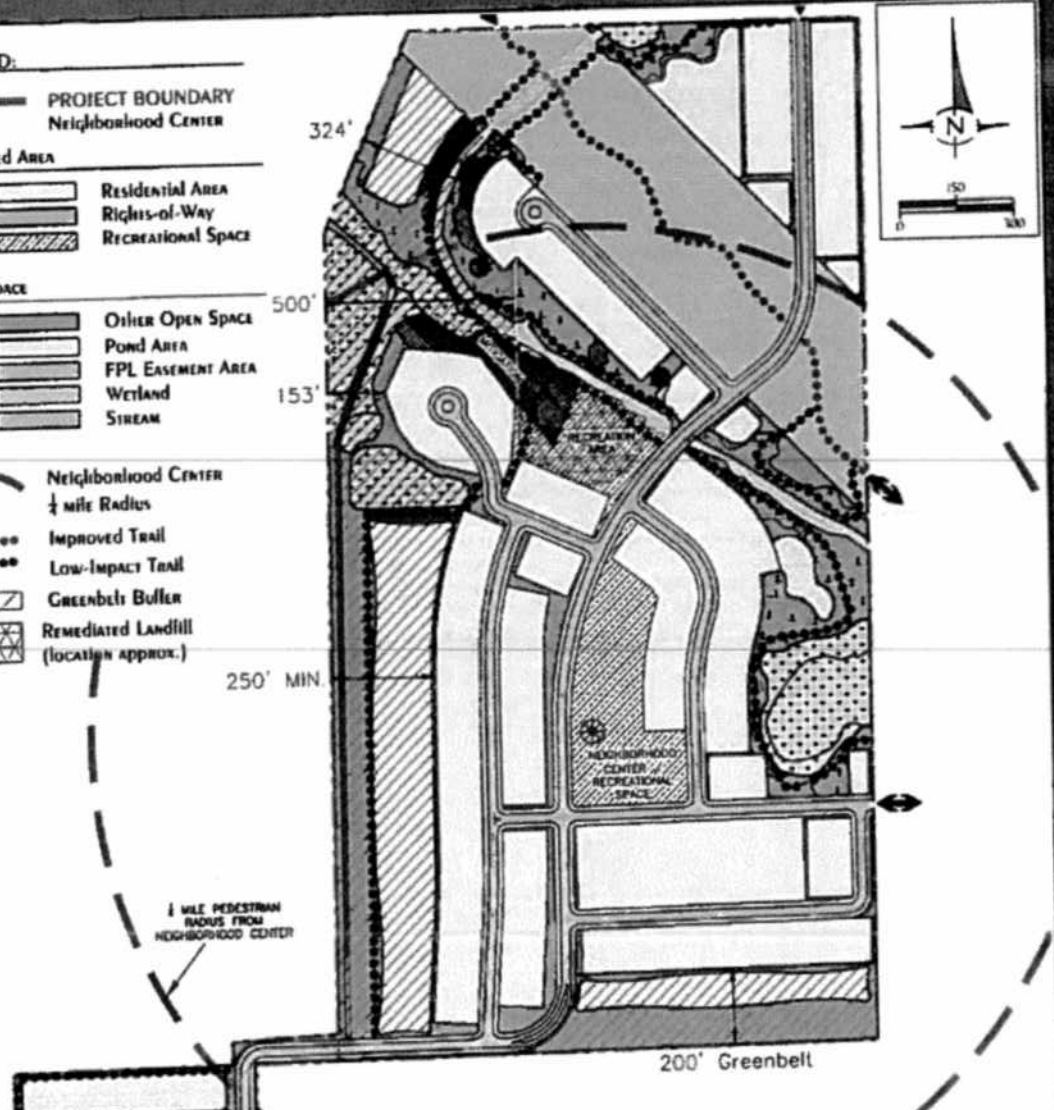
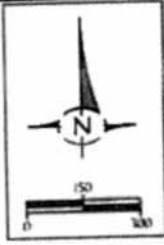
**Developed Area**

Residential Area  
 Rights-of-Way  
 Recreational Space

**Open Space**

Other Open Space  
 Pond Area  
 FPL EASEMENT AREA  
 Wetland  
 Stream

--- Neighborhood Center  
 1/2 mile Radius  
 Improved Trail  
 Low-Impact Trail  
 Greenbelt Buffer  
 Remediated Landfill  
 (location approx.)



Neighborhood Housing types-  
 Per Zoning Regulations Article 11  
 (11.2.3 (4) (v))  
**VILLAGE HOUSING TYPE MIX**  
 39 Units - A mix of all 3 of the following  
 Housing Types  
 Type 4 (Front-Loaded Detached  
 Single-Family)  
 Type 7 (Attached Residential -  
 One-Story)  
 Type 8 (Attached Residential -  
 Two-Story)  
 20 Units - Type 3 (Front-Loaded Detached  
 Single-Family)  
 116 Units - Type 4 (Front-Loaded Detached  
 Single-Family)  
 3 Units - Type 2 (Front-Loaded Detached  
 Single-Family)  
 178 Units - Total

The project is proposed as one  
 Neighborhood. The project developed area  
 is 42.35 ac.

Neighborhood Center - 3.1± ac.  
 The Neighborhood Center is located within 1/2  
 mile radius of the majority of residences in  
 the neighborhood. The Neighborhood  
 Center shall be developed for recreational  
 space. See also Parks and Recreation Map  
 C-3e. Total recreational space area is 4.70  
 ac.  
 Modified Greenbelts are provided as shown.  
 See also Greenbelt Buffer Modification Map  
 C-5.

Roadways  
 All roadways have sidewalks on one or both  
 sides of the roadway, allowing for  
 interconnectivity throughout the  
 Neighborhood and to and from the adjacent  
 Village, and to and from the Trail network.  
 There are no streets that exceed 1000'  
 between intersections. See Transportation /  
 Mobility Plan Map C-3c for further detail.

Fruitville Road

**Hidden Creek**  
 SARASOTA COUNTY, Florida

**BINDING MASTER  
 LAND USE PLAN**  
 Map C-1a  
 06 NOVEMBER 2015

**GAP ENGINEERING &  
 PLANNING, LLC**  
 5685 Manassas Ct. Sarasota, FL 34233  
 Tel: 941-823-8900 Fax: 941-627-6154  
 www.gapep.com

02015-043

DR Map Series 11/02/2015 Map C-1a MSP Rev 06 2015 21/26

**Modifications to Sarasota County Zoning Regulations:**

1. Sections 11.2.9.c.2.i and 11.2.13.g relating to open space standards, recording of open space conservation easements/ restrictive covenants and use of transferrable development rights, are modified (1) to allow the initial Open Space Conservation Easement(s) or restrictive covenants for the initial phase of development to be reduced to 75% of the approved Open Space (and not a minimum of 1,000 acres); and (2) to allow the required Open Space Conservation Easement(s) or restrictive covenants 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.
2. Sections 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, village and settlement area street design standards, and sidewalks and other pedestrian walkways, are modified to allow right-of-way, street design, location of sidewalks, and roadway widths to be generally consistent with the attached Street Sections (Exhibit EX-2) in Exhibit "C", or those depicted in Table 1 of Section 11.2.8 of the Zoning Ordinance. All dwelling units may be served by roadways identified in Table 1 as well as the alternative Street Sections (Exhibit EX-2) attached in Exhibit "C".
3. Sections 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 housing types and required yards, are modified to allow residential yard setbacks for the respective Housing Types as shown on the attached Building Setbacks (Exhibit EX-1) in Exhibit "C". For Housing Types (7) and (8), attached residential types 1 and 2, the side yard setbacks may be reduced to 5' (10' between structures), and the front yard setbacks may be reduced to 20' (measured from the right-of-way to the front face of the garage) or 15' to the main residential structure where a side entry garage is proposed or the garage is recessed; and the rear yard setback may be reduced to 10' (pool cages and equipment or similar may encroach 5' into rear yard setback). For Housing Types (2), (3), and (4), front loaded detached single family residential, the side yard setbacks may be reduced to 5' (10' between structures); and the front yard setbacks may be reduced to 20' (measured from the right-of-way to the face of the garage) or 15' to the main residential structure where a side-entry garage is proposed or the garage is recessed; and the rear yard setbacks may be reduced to 10' (pool cages and equipment or similar may encroach 5' into the rear yard setback).
4. Section 11.2.8.c.3.ix relating to transportation, mobility standards, village and settlement area street design standards, and alleys, is modified to provide that lots 50 feet or less in width are not required to be served by an alley.
5. Section 11.2.3.d and 11.2.3.e relating to Village Centers and neighborhood requirements, and Village Center mix of uses, is modified to provide that Village Centers and Neighborhood Centers shall not be required to provide a public or civic use.
6. Section 11.2.8.c.3.iii (Table 1 & Table 2) relating to transportation, mobility standards, village and settlement area street design standards, and alternative street designs, is modified to allow pedestrian circulation routes and trails to not be required to meet the multi-use trail standards within the project.
7. Section 11.2.8.c.3.v(d) relating to transportation, mobility standards, village and settlement area street design standards and sidewalks and pedestrian walkways, is modified to provide that the use of raised cross-walks or other traffic calming measures, horizontal and or vertical, shall not be required.
8. Section 11.2.8.c.3.v(d) relating to transportation, mobility standards, village and settlement area street design standards and right of way landscaping, is modified to allow street trees to be planted in landscape verge areas and not require them to be planted in tree pits with irrigation and sub-drainage or equivalent.
10. Section 11.2.9.c relating to open space standards is modified to allow Open Space, including, but not limited to, native habitat preservation areas and conservation areas, to be modified based on stormwater lake(s) design, road design, fill transitions, other engineering requirements and final permitting, provided that the overall total required Open Space acreage (50%) is maintained. This shall be allowed by right and not require a modification to the Development Order for the Village Planned Development rezoning (VPD) or plans/maps associated therewith.
11. Section 11.2.8.c.3.x relating to relating to transportation, mobility standards, village and settlement area street design standards and street standards for promotion of transit is modified to not require bus stops within Neighborhood Centers.
12. Section 11.2.3.c.4.v relating to Village affordable housing requirements is modified to provide that the dwelling units within the Village that shall be affordable shall be fulfilled as follows: At a minimum, 20% (35 units) of the total units within the Village shall be sold or rented to families at or below 100% of the Area Median Income (AMI) for Sarasota County.
13. Section 11.2.10.a.1 relating to Greenbelt Buffers is modified to provide that the Greenbelt Buffers for the Village shall be as shown and described on Maps C-5, C-5a, C-5b, and C-5c.

**HIDDEN CREEK**

**MODIFICATIONS**

**GAP** ENGINEERING & PLANNING, LLC

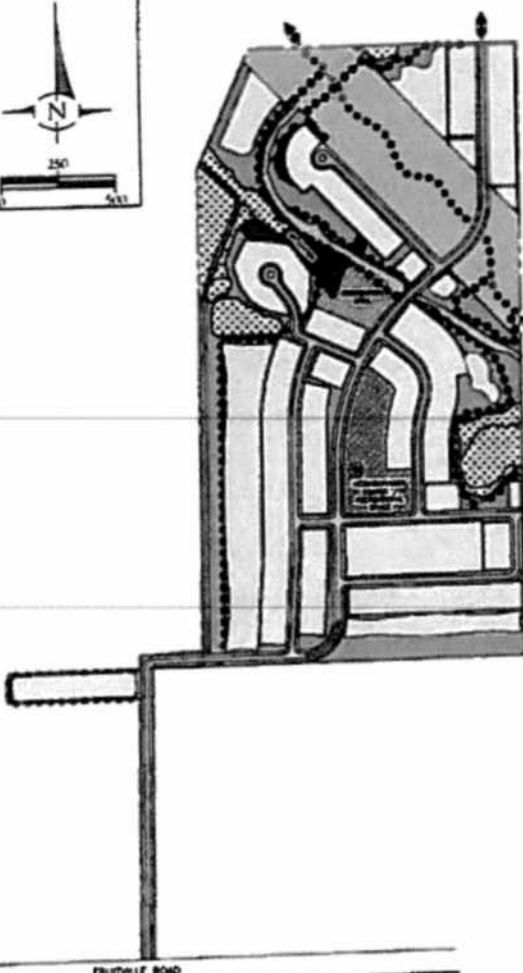
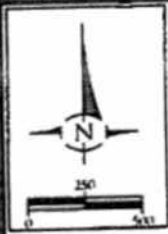
SARASOTA COUNTY, Florida

Map C-1b  
06 NOVEMBER 2015

5825 Macquennet Ct, Sarasota, FL 34233  
Tel: 941-922-8900 Fax: 941-927-6154  
www.gappp.com

02015-043

OK Map Title 11.2.8.c.3.v(d) C-5, C-5a, C-5b, C-5c, Nov 10, 2015 2:05 PM



FRUITVILLE ROAD

**LEGEND:**

- - - - - PROJECT BOUNDARY
- ⊗ Neighborhood Center
- Developed Area**
  - Residential Area
  - Rights-of-Way
  - RECREATIONAL SPACE
- Open Space**
  - Other Open Space
  - Pond Area
  - FPL EASEMENT AREA
  - Wetland
  - STREAM
  - ⋯ Improved Trail
  - ⋯ Low-IMPACT Trail

Neighborhood Housing types-  
Per Zoning Regulations Article 11 (11.2.3.4)(v)  
**VILLAGE HOUSING TYPE MIX**

39 Units - A mix of all 3 of the following Housing Types:  
Type 4 (Front-Loaded Detached Single-Family)  
Type 7 (Attached Residential - One-Story)  
Type 8 (Attached Residential - Two-Story)

20 Units - Type 3 (Front-Loaded Detached Single-Family)

116 Units - Type 4 (Front-Loaded Detached Single-Family)

3 Units - Type 2 (Front-Loaded Detached Single-Family)

178 Units - Total

Site Information	
Total Project Area	89.53 ac
Existing Use	Vacant Residential
Existing Zoning	OUE & OUR
Proposed Zoning	VPD
Total Open Space Required (50.0%)	44.76 ac.
Total Open Space Provided (53%)	47.18 ac.
Total Developed Area (47%)	42.35 ac.
Residential Density	
Total Developable Area	42.35 ac.
Minimum Density-3du/ac (42.35ac X 3du/ac)	128 Units
Maximum Density-5du/ac (42.35ac X 5du/ac)	212 Units
Total Units at 6 DU/AC (Maximum Allowable Density if Additional Units are Affordable Housing) 42.35ac X 6du/ac	254 Units
<b>Total Units Proposed</b>	<b>178 Units</b>

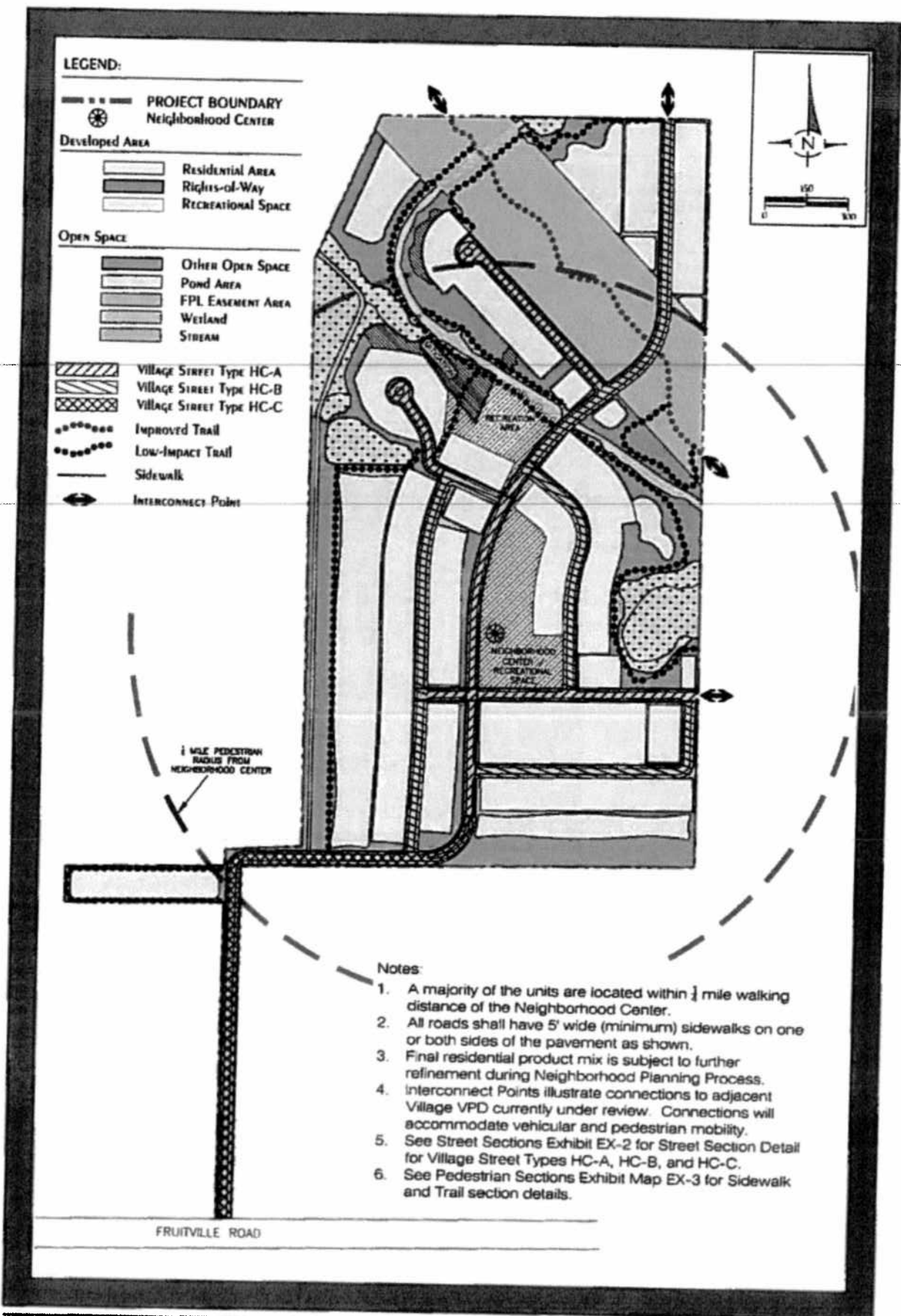
OPEN SPACE	
Preserved Habitats	
191 - Undeveloped Land	13.24 ac.
434 - Non-Mesic Mixed Hardwood/Conifer	5.83 ac.
510 - Channelized Creek	1.47 ac.
535 - Stormwater Management Area	10.58 ac.
617 - Mixed Wetland Hardwoods	2.77 ac.
618 - Shrub Wetland	2.81 ac.
832 - Electrical Power Utility Easement	10.48 ac.

Greenbelt Modifications	
11.2.10.a.1.ii	Adjacent to VPD Zoning
Proposed 11.2.10.a.1.v.(i)	Minimum Buffer Width - As per Table for Greenbelt requirements
11.2.10.a.1.v.(e) and 11.2.10.a.1.v.(b)	Agreements with Faith Baptist Church, Jackson, Yeshua's Love Biblical Fellowship, and Deer Run Subdivision
Proposed VOS 2.1.(f).3.(a)	Greenbelt reduced in areas of existing private roadways and existing stormwater

02015-023

City of Sarasota, Florida - 11/20/2015 - Map C-2 - Hidden Creek - Nov 10, 2015 12:58pm





**HIDDEN CREEK**

SARASOTA COUNTY, Florida

**BINDING TRANSPORTATION / MOBILITY PLAN**

Map C-3  
 06 NOVEMBER 2015

**GAP** ENGINEERING & PLANNING, LLC

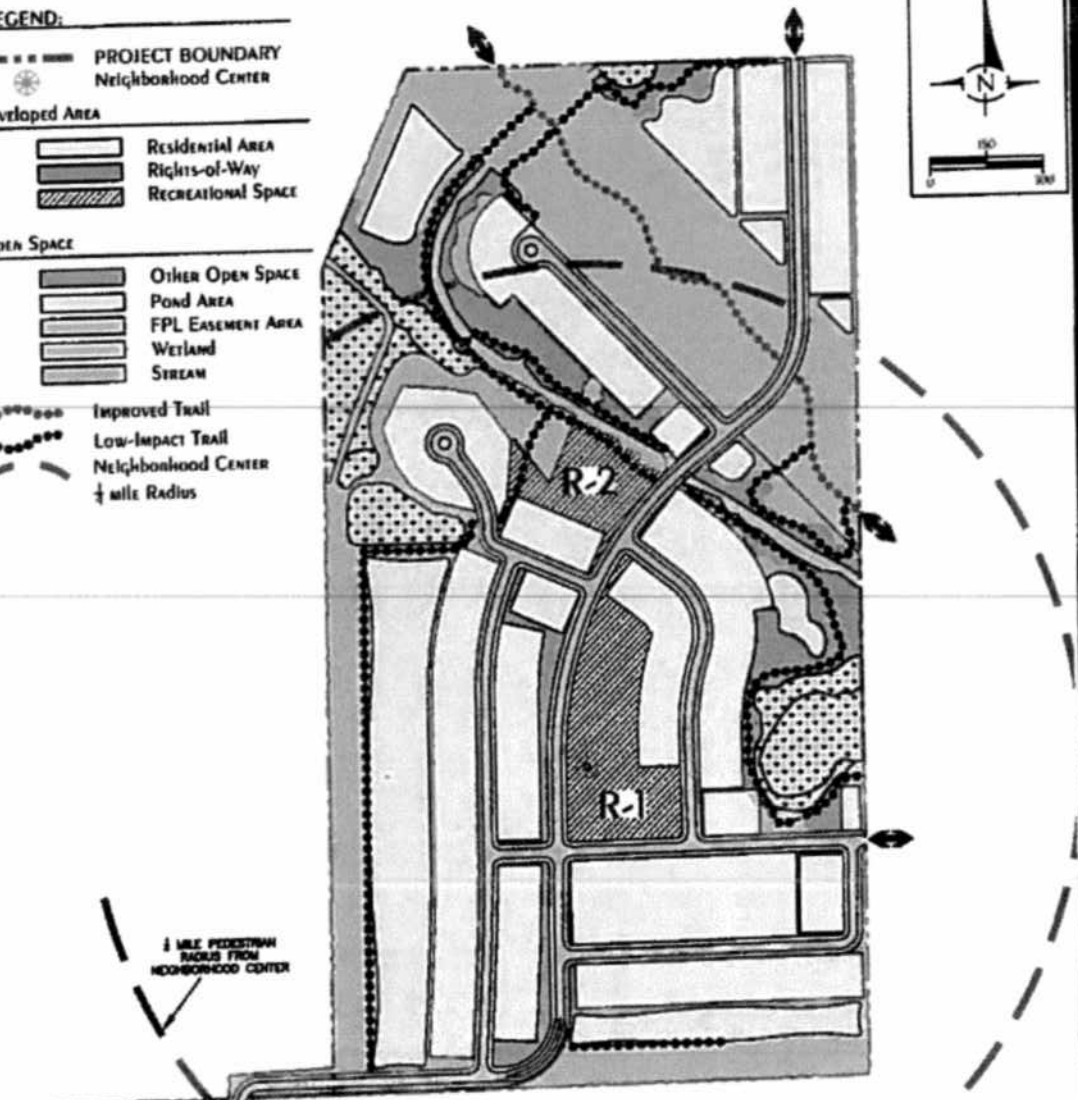
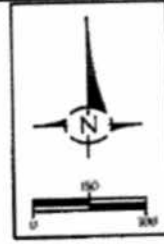
5825 Manzanita Cr, Sarasota, FL 34233  
 Tel: 941-823-8800 Fax: 941-827-5154  
 www.gapep.com

Map C-3 11/02/2015.dwg C-3 Transportation Rev 06, 2015 5:02PM

07015-043

**LEGEND:**

- PROJECT BOUNDARY
- ⊙ Neighborhood Center
- Developed Area**
  - ▭ Residential Area
  - ▨ Rights-of-Way
  - ▩ Recreational Space
- Open Space**
  - ▭ Other Open Space
  - ▭ Pond Area
  - ▭ FPL EASEMENT AREA
  - ▭ Wetland
  - ▭ Stream
- ⋯ Improved Trail
- ⋯ Low-Impact Trail
- ⊙ Neighborhood Center
- ⊙ 1/2 mile Radius



**Recreational Spaces Summary:**

R-1: This Recreational Area is designated as adjacent to and includes the Neighborhood Center. This Recreational Area is located and provided as an amenity to the Neighborhood, and will include such structures and amenities conducive to serving the Neighborhood in that capacity.

R-2: This Recreational Area is located adjacent to the creek and the bridge crossing over the creek to encourage and facilitate recreational interaction with the waterway. The creek will be a natural attraction for residences of the Neighborhood, and the recreational area will be developed and used accordingly.

Further recreational opportunities are provided in the extensive trail network which facilitates recreational interaction with the open space and greenbelt areas of the entire project.

**Recreational Space Calculations**

2050 Village Area Residential  
 Level of Service Recreational Space Requirements: 1 ac / 47 Units  
 Proposed Residential Units: 178  
 Recreational Space Area Acreage Required: 3.79 ac.  
 Recreational Space Area Acreage Provided: 4.70 ac.

FRUITVILLE ROAD

**Hidden Creek**

Sarasota County, Florida

**RECREATION PLAN**

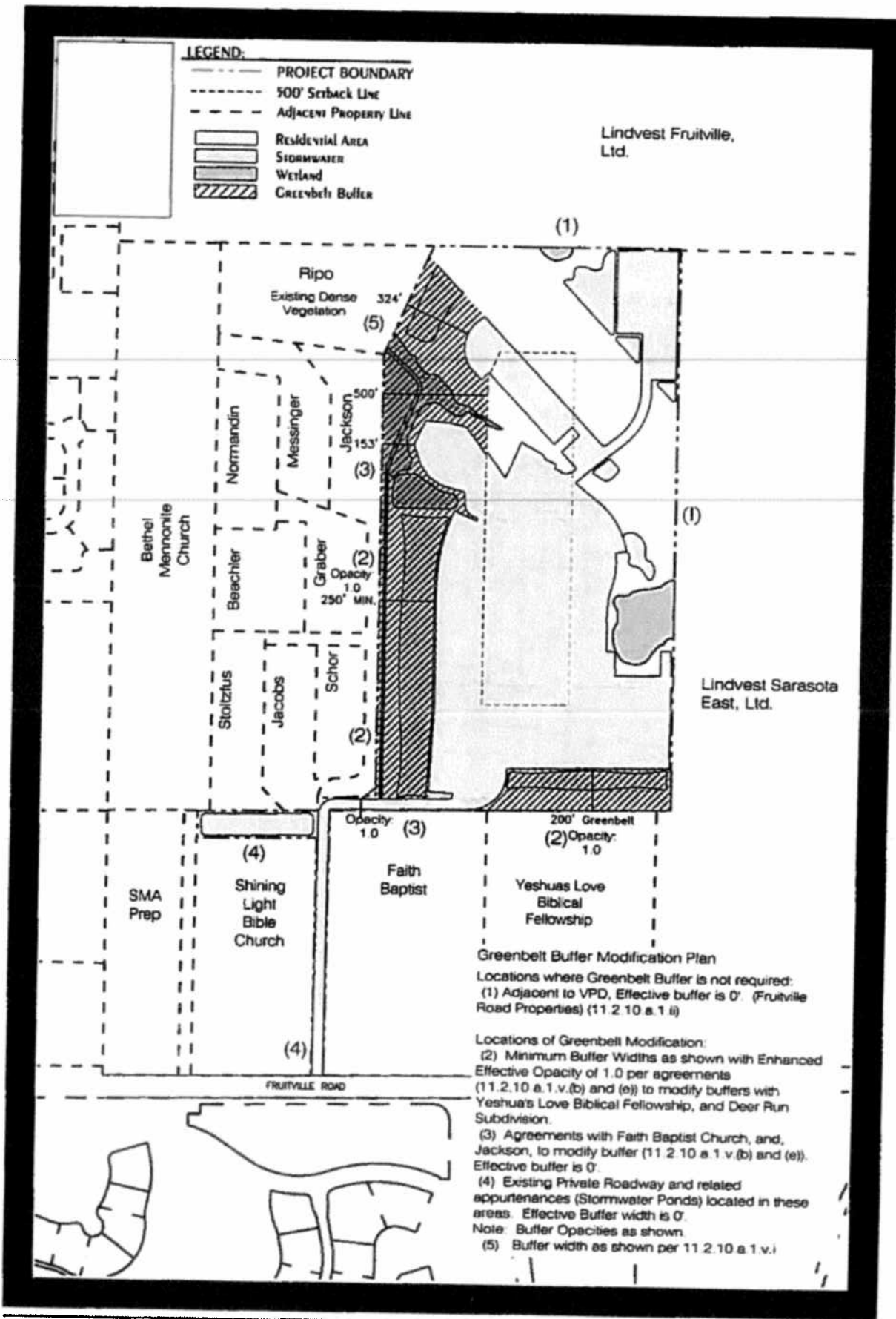
Map C-4  
 (S) MAY 14, 2014 K 3185

**GAP ENGINEERING & PLANNING, LLC**

5805 Marcoon Cr., Sarasota, FL 34233  
 Tel: 941-823-8800 Fax: 941-827-6154  
 www.gappp.com

OK State Code 11B.03(1) 12-1-2013/2014 Rev. 10/16/2014

02015-043



**HIDDEN CREEK**

**BINDING GREENBELT BUFFER MODIFICATION PLAN**

**GAP ENGINEERING & PLANNING, LLC**

SARASOTA COUNTY, Florida

Map C-5  
06 NOVEMBER 2015

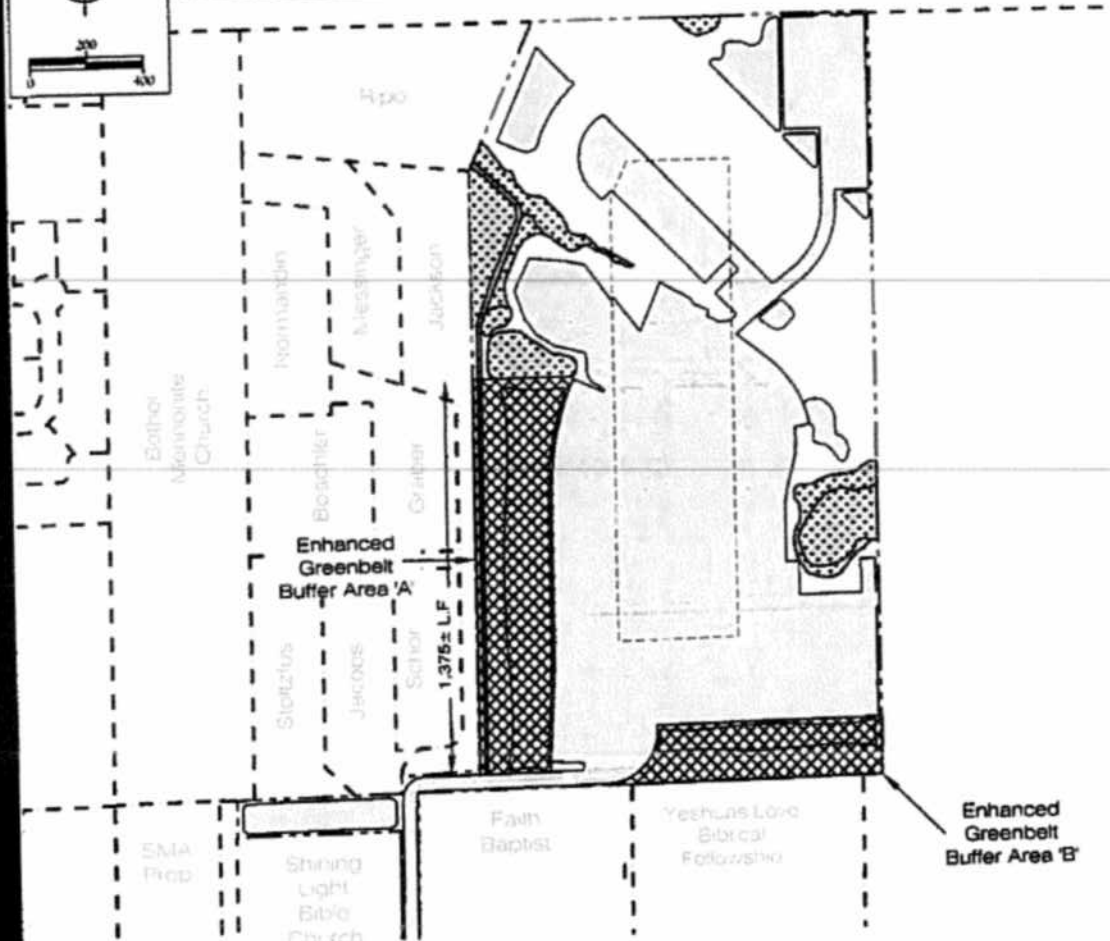
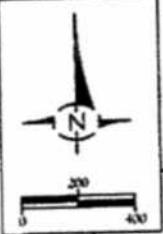
5005 Mangrove Cir. Sarasota, FL 34230  
Tel: 941-823-6000 Fax: 941-827-6154  
www.gapep.com

OK Map Scale: 11/22/2015 Map C-5 (Sarasota) Rev 10, 2015 2:30pm

02015-043

**LEGEND:**

- PROJECT BOUNDARY
- 500' Setback Line
- ADJACENT PROPERTY LINE
- Developed Area
- Stormwater
- Wetland
- Enhanced Greenbelt Buffer Areas



**Enhanced Greenbelt Buffer Areas**

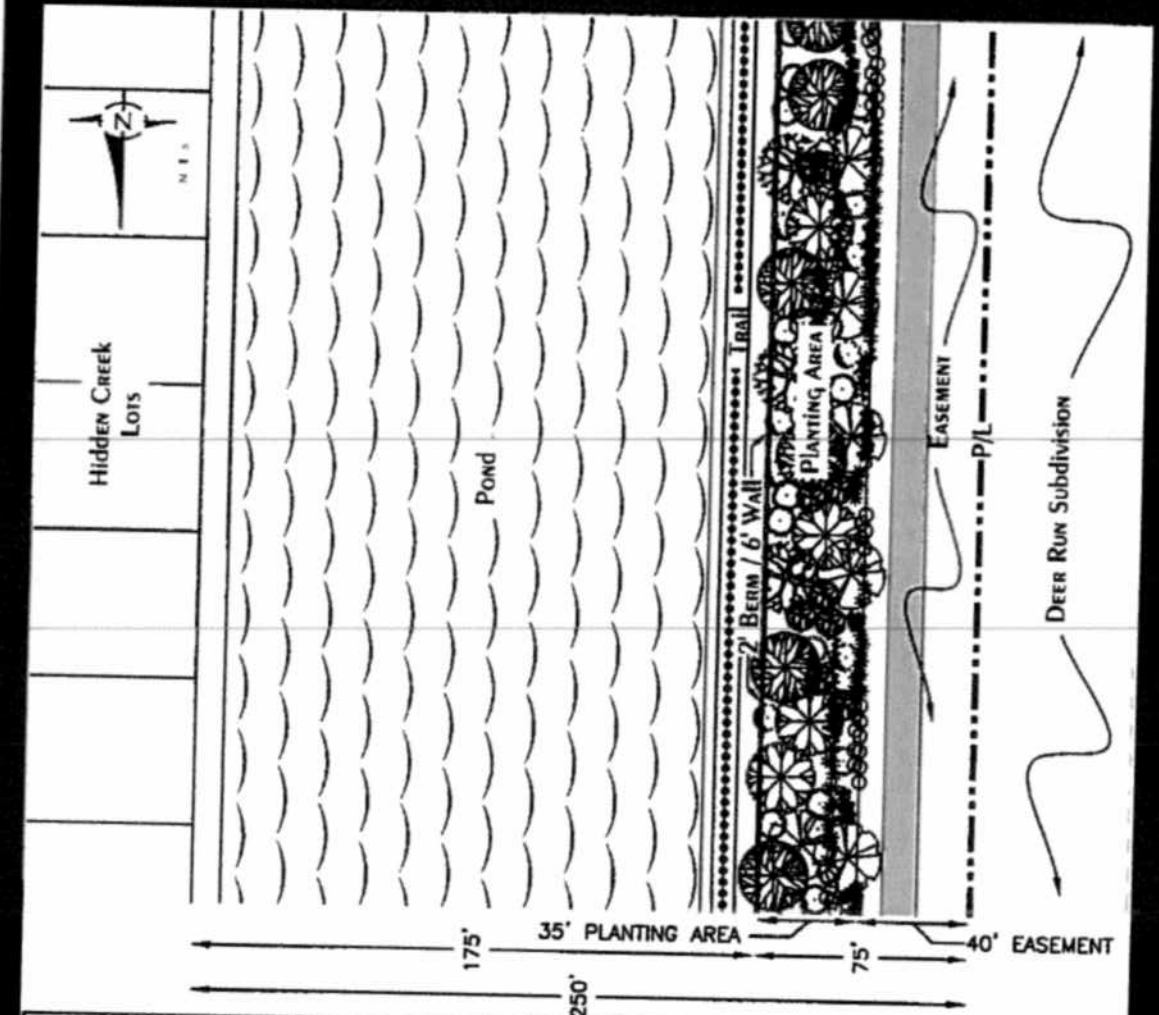
**Enhanced Greenbelt Buffer Area 'A'**  
 Standard Greenbelt Width - 250'  
 (Minimum 35' Upland Planting Area)  
 Standard Opacity - 0.7  
 Enhanced, Effective Opacity 1.0 (0.7+0.3)  
 Additional Buffer Enhancements:  
 (1) Pond - width varies, 150' Minimum  
 (2) Wall and/or Fence  
 (i) 6' Concrete PreCast Wall - Artisan Precast ChiselCrete or FenceStone (or equivalent) on 2' Berm,  
 or,  
 (ii) Jerith Aluminum Estate Fence (or equivalent) on 2' Berm,  
 or,  
 (iii) A 50/50 combination of (i) and (ii) above.  
 (3) Enhanced Planting Schedule  
 Alternative 1 (per 100) - Canopy Tree - 4+2  
 Accent Tree - 8+4  
 Shrub - 49+25  
 Alternative 2 (per 100) - Canopy Tree - 4+2  
 Accent Tree - 11+6  
 Shrub - 19+9

**Enhanced Greenbelt Buffer Area 'B'**  
 Greenbelt Width - 200'  
 Standard Opacity - 0.7  
 Enhanced, Effective Opacity 1.0 (0.7 + 0.3)  
 Additional Buffer Enhancements:  
 Pond - 100' width  
 6' Concrete PreCast Wall - Artisan Precast ChiselCrete or FenceStone (or equivalent) on 4' Berm  
 Enhanced Planting Schedule  
 Alternative 1 (per 100) - Canopy Tree - 4+2  
 Accent Tree - 8+4  
 Shrub - 49+25  
 Alternative 2 (per 100) - Canopy Tree - 4+2  
 Accent Tree - 11+6  
 Shrub - 19+9

<b>Hidden Creek</b>	<b>ENHANCED GREENBELT BUFFER AREAS</b>	<b>GAP ENGINEERING &amp; PLANNING, LLC</b>
SARASOTA COUNTY, Florida	Map C-5a 06 NOVEMBER 2015	5905 Montross Ct., Sarasota, FL 34233 Tel: 941-423-0900 Fax: 941-427-8154 www.gapmap.com

02015-053

06/15/15 11:28:38 AM 0-5a Buffer Areas Rev 06/15/15 06/15/15



- Canopy Tree (Typical)
- Accent Tree (Typical, with relaxed line clarity)
- Shrub (Typical)
- Soil enhanced low clarity

**Buffer Area 'A'**

**NOTES:**

Canopy Trees, Accent Trees, and Shrub dispositions per Sarasota County 2050 Zoning Regulations.

Landscape Schematic as shown is provided for Conceptual Planning purposes only. Final Landscape design per Licensed Landscape Architects, and per Sarasota County LDR and SAD Plan Review at time of construction plan submittal.

Tree and Shrub varieties are shown as illustrated, final Landscape Design to include actual Tree and Shrub species.

Enhanced Planting Schedule

- Alternative 1 (per 100') - Canopy Trees: 6  
Accent Trees: 12  
Shrub: 74
- Alternative 2 (per 100') - Canopy Trees: 6  
Accent Trees: 17  
Shrub: 28

Effective 100% Opacity Landscape Buffer (0.7+0.3)

1. **Subsequent Changes to the Existing Easement:** Noting herein that the easement is to be constructed to substantially enclose the existing easement on either side of the easement, the easement shall be constructed to substantially enclose the easement on either side of the easement. The easement shall be constructed to substantially enclose the easement on either side of the easement. The easement shall be constructed to substantially enclose the easement on either side of the easement.

(a) If the easement is fully maintained prior to Hidden Creek commencing construction of the buffer, the location of the wall and fence shall be sixty feet (60') from the shared boundary of the Hidden Creek Parcels and the Deer Run Parcels and the base shall be four (4) feet in height. The entire sixty feet (60') strip between the wall and fence and the shared boundary shall become the planting strip, with the same number and types of plantings as is specified in 11(c)(1) hereof being removed, as early as is reasonably practicable, then, upon the sixty feet (60') strip two additional plantings shall be replaced.

(b) If the easement is partially vacated such that the width of the easement is less than the entire width of the buffer prior to Hidden Creek commencing construction of the buffer, then the wall and fence shall be located closer to the shared boundary between Hidden Creek and Deer Run by a distance equal to one-half of the remaining width of the vacated portion of the easement, and the base shall be four (4) feet in height. Any additional footage on the Deer Run side of the wall and fence specified in this section shall become additional planting area, with the same number and types of plantings as is specified in 11(c)(1) hereof being removed, as early as is reasonably practicable, then, upon the entire planting area two additional plantings shall be replaced. Any additional footage on the Hidden Creek side of the wall and fence specified in the section shall become additional open space.

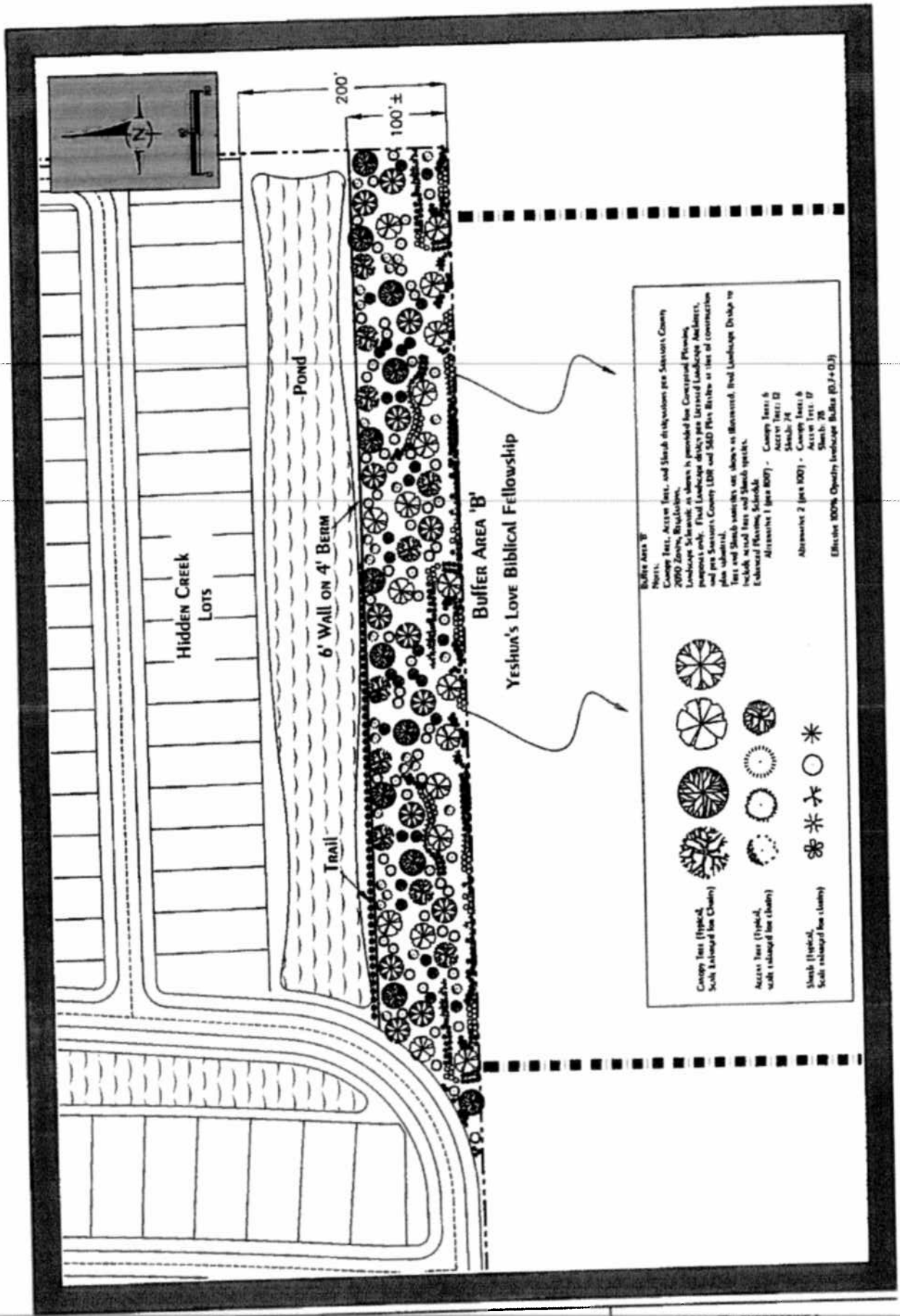
(c) If the easement is partially or fully vacated after Hidden Creek commences construction of the buffer, all vacated portions of the easement shall be open space with no additional buffer obligations required for such vacated areas.

Hidden Creek  
Sarasota County, Florida

BUFFER AREA 'A'  
Map C-5b  
06 NOVEMBER 2015

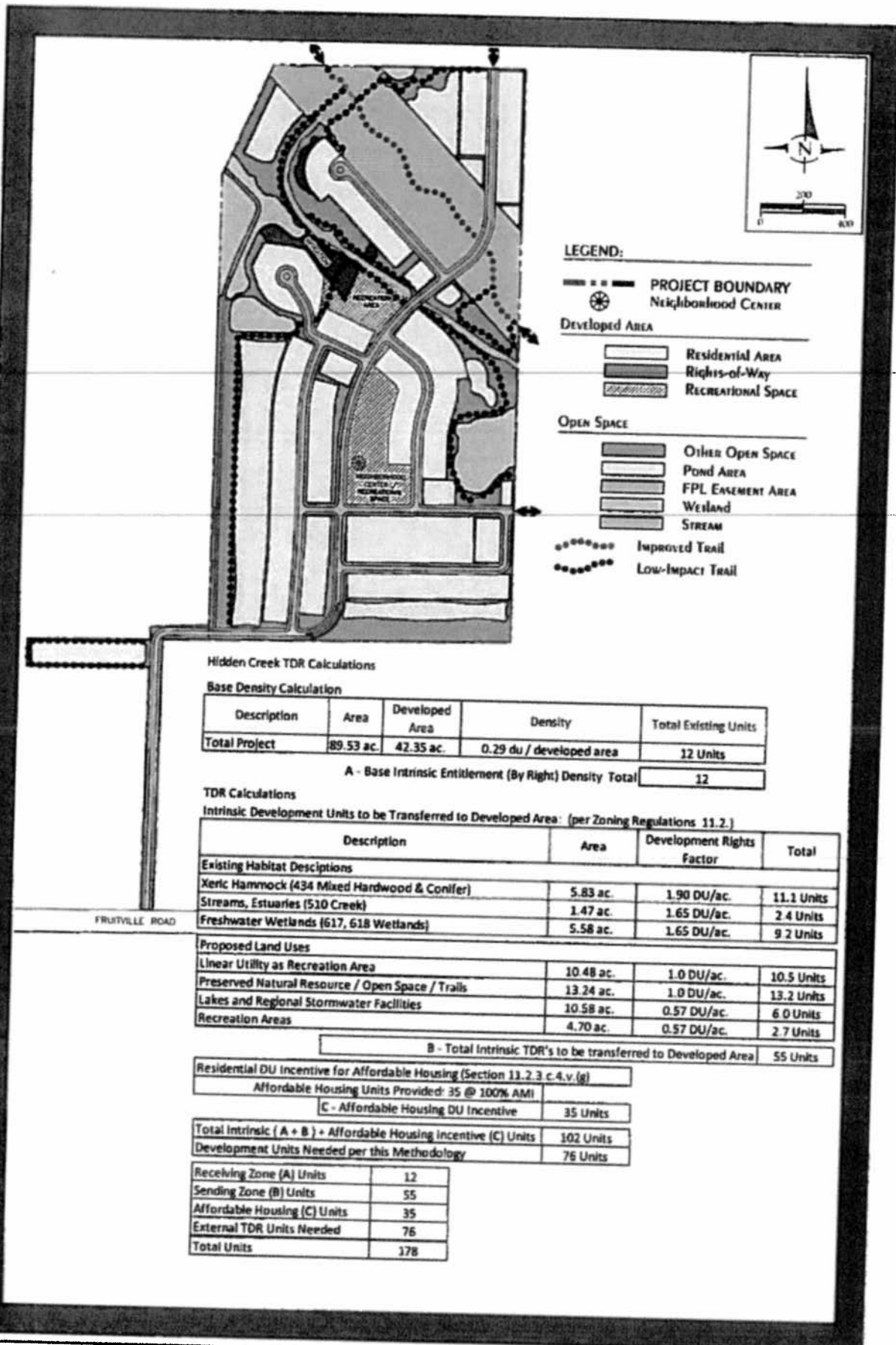
**GAP ENGINEERING & PLANNING, LLC**  
5085 Manatee Ave. S., Sarasota, FL 34233  
Tel: 941-823-6600 Fax: 941-827-6154  
www.gapinc.com

02015-043



<b>Hidden Creek</b>	<b>BUFFER AREA 'B'</b>	<b>GAP ENGINEERING &amp; PLANNING, LLC</b>
<b>Sarasota County, Florida</b>	Map C-5c ON NOVEMBER 2015 <small>Under the Code of Ordinances of Sarasota County, Florida, 2015, 11-02002</small>	5805 Mangrove Cr., Bartlett, FL 34223 Tel: 841-823-0800 Fax: 841-827-5154 <a href="http://www.gapp.com">www.gapp.com</a>

02015-043



**LEGEND:**

--- PROJECT BOUNDARY  
 \* Neighborhood Center

**Developed Area**

Residential Area  
 Rights-of-Way  
 Recreational Space

**Open Space**

Other Open Space  
 Pond Area  
 FPL EASEMENT AREA  
 Wetland  
 Stream

Improved Trail  
 Low-Impact Trail

**Hidden Creek TDR Calculations**

**Base Density Calculation**

Description	Area	Developed Area	Density	Total Existing Units
Total Project	89.53 ac.	42.35 ac.	0.29 du / developed area	12 Units
A - Base Intrinsic Entitlement (By Right) Density Total				12

**TDR Calculations**

Intrinsic Development Units to be Transferred to Developed Area: (per Zoning Regulations 11.2.)

Description	Area	Development Rights Factor	Total
<b>Existing Habitat Descriptions</b>			
Xeric Hammock (434 Mixed Hardwood & Conifer)	5.83 ac.	1.90 DU/ac.	11.1 Units
Streams, Estuaries (510 Creek)	1.47 ac.	1.65 DU/ac.	2.4 Units
Freshwater Wetlands (617, 618 Wetlands)	5.58 ac.	1.65 DU/ac.	9.2 Units
<b>Proposed Land Uses</b>			
Linear Utility as Recreation Area	10.48 ac.	1.0 DU/ac.	10.5 Units
Preserved Natural Resource / Open Space / Trails	13.24 ac.	1.0 DU/ac.	13.2 Units
Lakes and Regional Stormwater Facilities	10.58 ac.	0.57 DU/ac.	6.0 Units
Recreation Areas	4.70 ac.	0.57 DU/ac.	2.7 Units

B - Total Intrinsic TDR's to be transferred to Developed Area 55 Units

Residential DU Incentive for Affordable Housing (Section 11.2.3 c.4.v.(g))

Affordable Housing Units Provided: 35 @ 100% AMI

C - Affordable Housing DU Incentive 35 Units

Total Intrinsic (A + B) + Affordable Housing Incentive (C) Units	102 Units
Development Units Needed per this Methodology	76 Units

Receiving Zone (A) Units	12
Sending Zone (B) Units	55
Affordable Housing (C) Units	35
External TDR Units Needed	76
Total Units	178

**Hidden Creek**

SARASOTA COUNTY, Florida

**BINDING TDR PLAN**

Map C-6  
 06 NOVEMBER 2015

**GAP ENGINEERING & PLANNING, LLC**

5885 Marquette Ct., Sarasota, FL 34233  
 Tel: 941-823-8888 Fax: 941-827-6194  
 www.gapinc.com

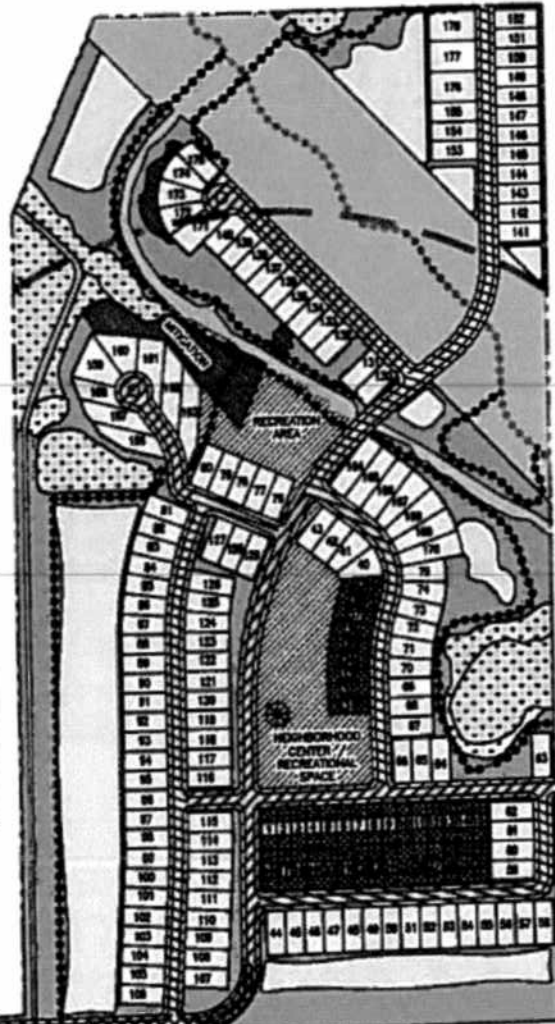
02015-043

**LEGEND:**

- PROJECT BOUNDARY
  - Neighborhood Center
- Developed Area**
- Residential Area
  - Rights-of-Way
  - Recreational Space
- Open Space**
- Other Open Space
  - Pond Area
  - FPL EASEMENT AREA
  - Wetland
  - Stream
- Village Street Type HC-A
  - Village Street Type HC-B
  - Village Street Type HC-C
  - Improved Trail
  - Low-Impact Trail
  - Affordable Housing Units (Any 35 of 39 Units)
  - Neighborhood Center
  - 1/4 mile Radius

Affordable Housing Requirement	
Base Total	178 Units
20% of Base (178 Units)	35 Units

1/4 MILE PEDESTRIAN RADIUS FROM NEIGHBORHOOD CENTER



Existing Deer Run Drive

FRUITVILLE ROAD

**Neighborhood Housing types-  
Per Zoning Regulations Article 11 (11.2.3.(4.)(v.)  
VILLAGE HOUSING TYPE MIX**

- 39 Units - A mix of all 3 of the following Housing Types:
  - Type 4 (Front-Loaded Detached Single-Family)
  - Type 7 (Attached Residential - One-Story)
  - Type 8 (Attached Residential - Two-Story)
- 20 Units - Type 3 (Front-Loaded Detached Single-Family)
- 116 Units- Type 4 (Front-Loaded Detached Single-Family)
- 3 Units - Type 2 (Front-Loaded Detached Single-Family)
- 178 Units - Total

Designated Affordable Housing Units: Any 35 Units out of Units 1-39 as shown on the above map.  
 The Affordable Housing units within the Village shall be sold or rented to families at or below 100% of the AMI for Sarasota County.  
 Applicable to initial home sale only with no further requirements on subsequent sales of same home.  
 All affordable housing units are in Construction Phase 1.  
 The Developer will be the Administrative Agency.  
 The Administrative Agency is responsible for the preparation of annual reports of initial sales prices, and verifications of income eligibility requirements for the sales of each affordable unit.

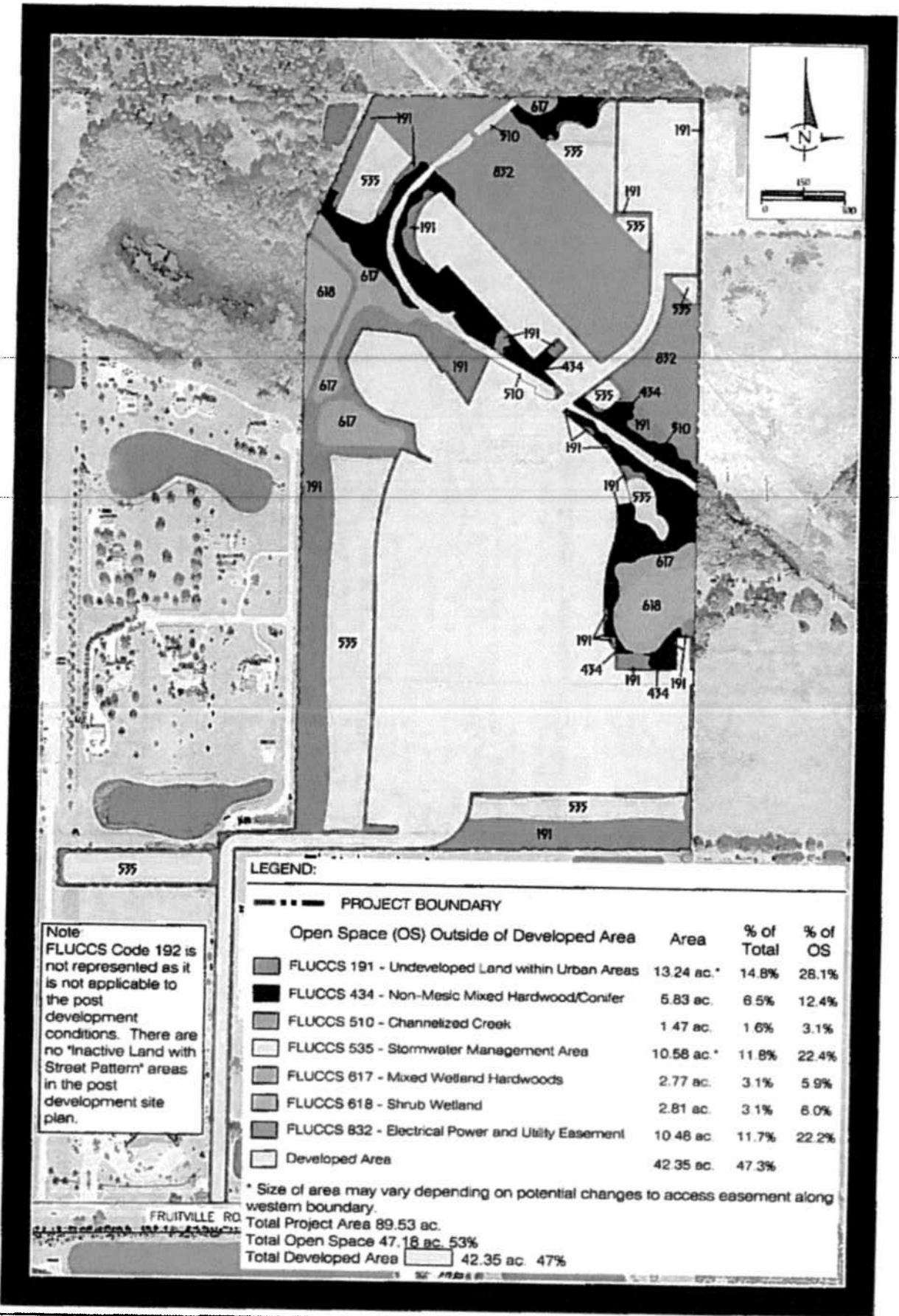
**Hidden Creek**  
SARASOTA COUNTY, Florida

**BINDING AFFORDABLE HOUSING PLAN**  
Map C-9  
06 NOVEMBER 2015

**GAP ENGINEERING & PLANNING, LLC**  
5805 Marquisse Cir. Sarasota, FL 34233  
Tel: 941-823-8860 Fax: 941-827-5154  
www.gapp.com

02015-043





**Hidden Creek**

Sarasota County, Florida

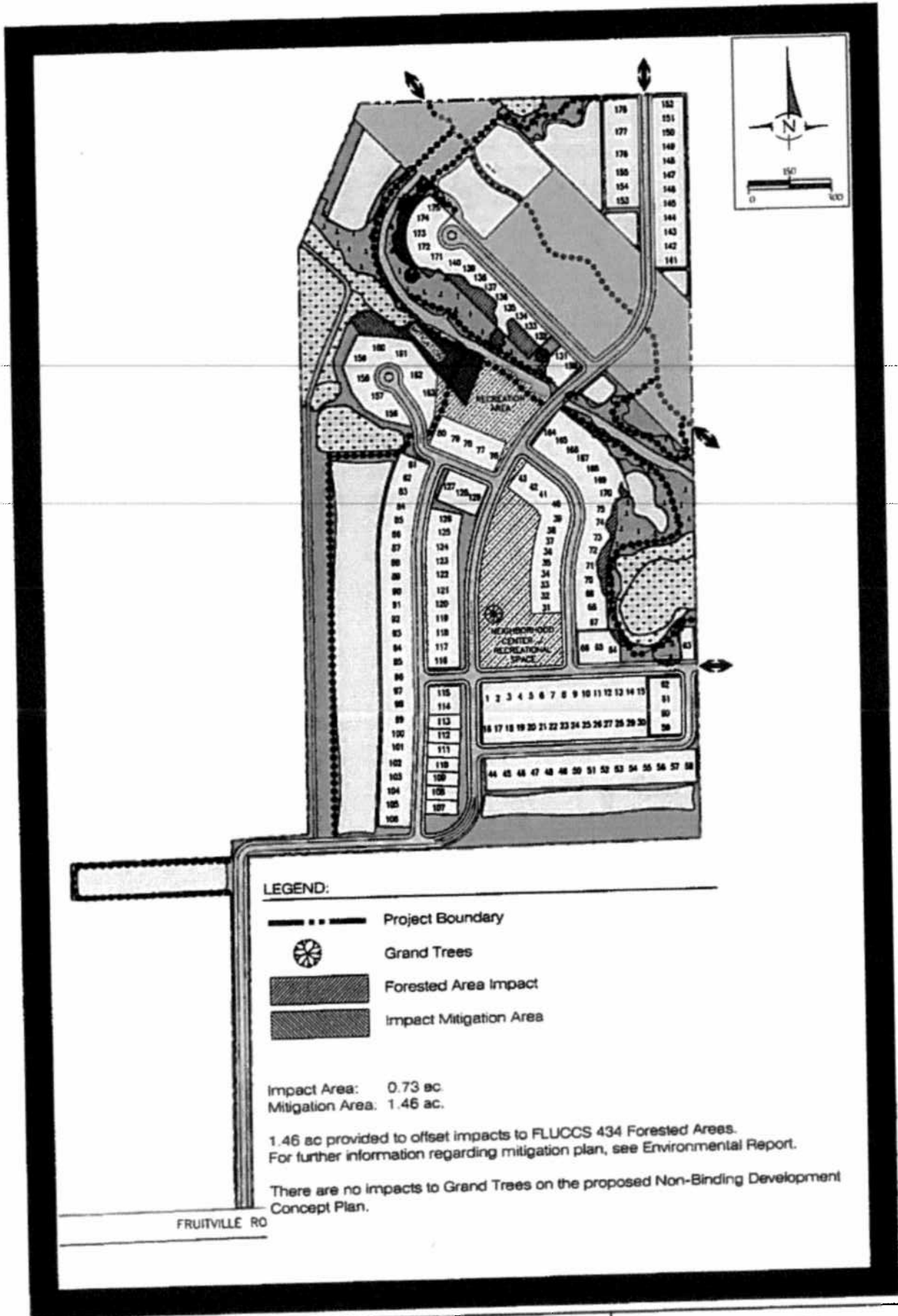
**NATIVE HABITAT / OPEN SPACE PRESERVATION MAP**

Map F-2  
 06 NOVEMBER 2015





**GAP ENGINEERING & PLANNING, LLC**

5805 Manatee Ct., Sarasota, FL 34233  
 Tel: 941-423-8888 Fax: 941-427-6154  
 www.gapapp.com

0 2015-043



**LEGEND:**

-  Project Boundary
-  Grand Trees
-  Forested Area Impact
-  Impact Mitigation Area

Impact Area: 0.73 ac.  
 Mitigation Area: 1.46 ac.

1.46 ac provided to offset impacts to FLUCCS 434 Forested Areas.  
 For further information regarding mitigation plan, see Environmental Report.

There are no impacts to Grand Trees on the proposed Non-Binding Development Concept Plan.

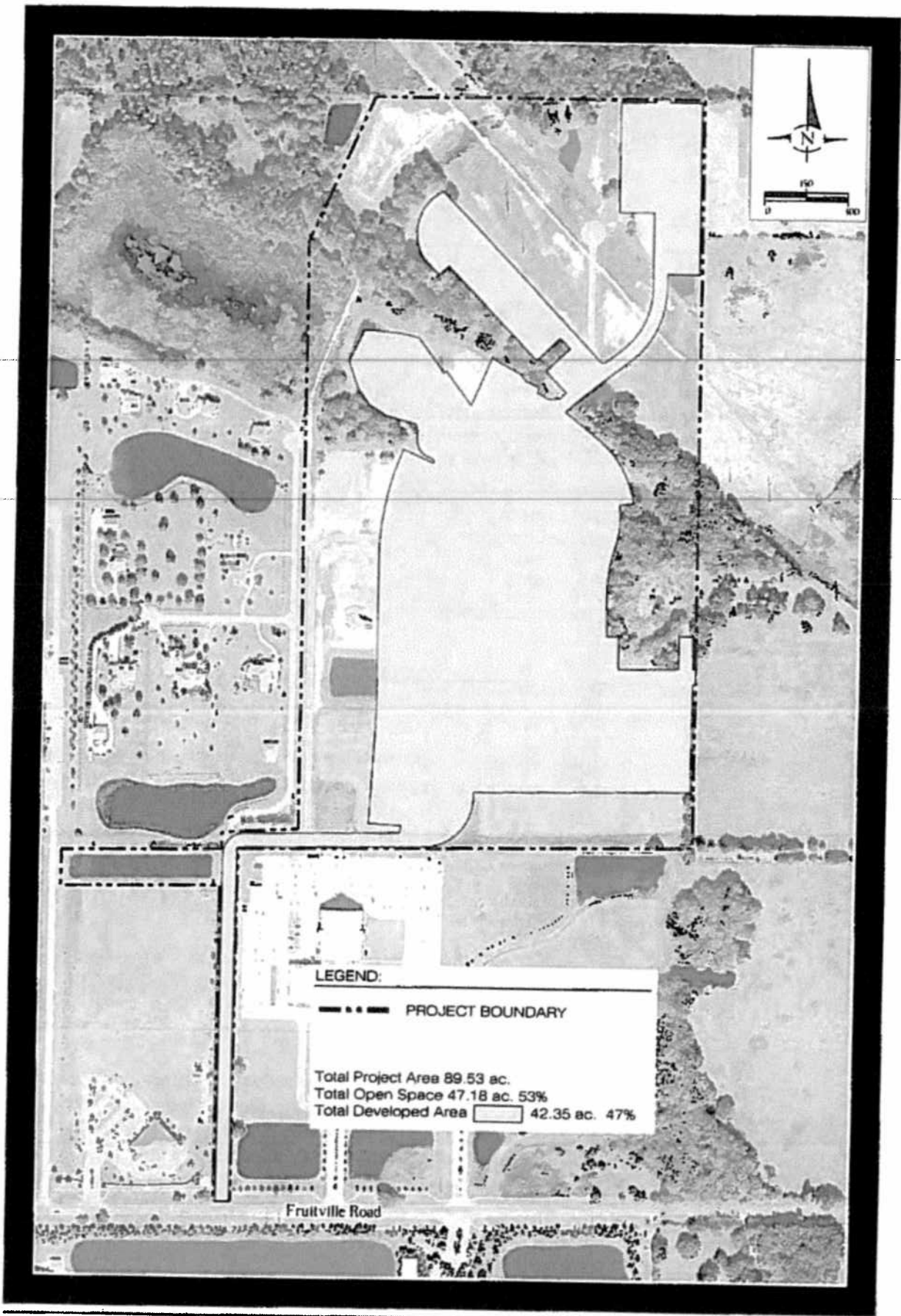
**Hidden Creek**  
 SARASOTA COUNTY, Florida

**HABITAT MITIGATION PLAN**  
 Map F-2a  
 06 NOVEMBER 2015

**GAP ENGINEERING & PLANNING, LLC**  
 5805 Manatee Ct., Sarasota, FL 34233  
 Tel: 941-823-8800 Fax: 941-827-5154  
 www.gapp.com

Map Series 11/07/2015.dwg F-2a Habitat Mitigation Map 06, 2015 3:00pm

2015-043



**Hidden Creek**

Sarasota County, Florida

OPEN SPACE / DEVELOPED AREA  
MAP

Map F-2b  
06 NOVEMBER 2015

**GAP** ENGINEERING &  
PLANNING, LLC

5805 Mequon Ct. Sarasota, FL 34233  
Tel: 941-823-8800 Fax: 941-827-6154  
www.gappp.com

02015-043

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\_\_.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC

(NOTARY SEAL)

**Exhibit "C"**

1. EX - 1, Building Setbacks
  2. EX-2, Street Sections
  3. EX-3, Pedestrian Sections
- 
-

**Type 2**  
Front-Loaded Detached  
Single-Family Type 1



**Type 3**  
Front-Loaded Detached  
Single-Family



**Type 4**  
Front-Loaded Detached  
Single-Family



**Type 7 / 8**  
Front-Loaded Attached  
Single-Family



----- Rear Yard, Front Yard, and Side Yard Setbacks are all shown  
----- as Minimum dimension.

----- Porches may project six feet into required front setbacks. Bay  
----- windows and balconies may extend up to three feet into  
----- required front setbacks, but not for a width of more than eight  
----- feet. Bay windows and balconies must be separated from one  
----- another by at least 12 feet.

----- Actual Housing Designs yet to be finalized, setbacks are  
----- shown for illustration purposes.

**HIDDEN CREEK**

SARASOTA COUNTY, Florida

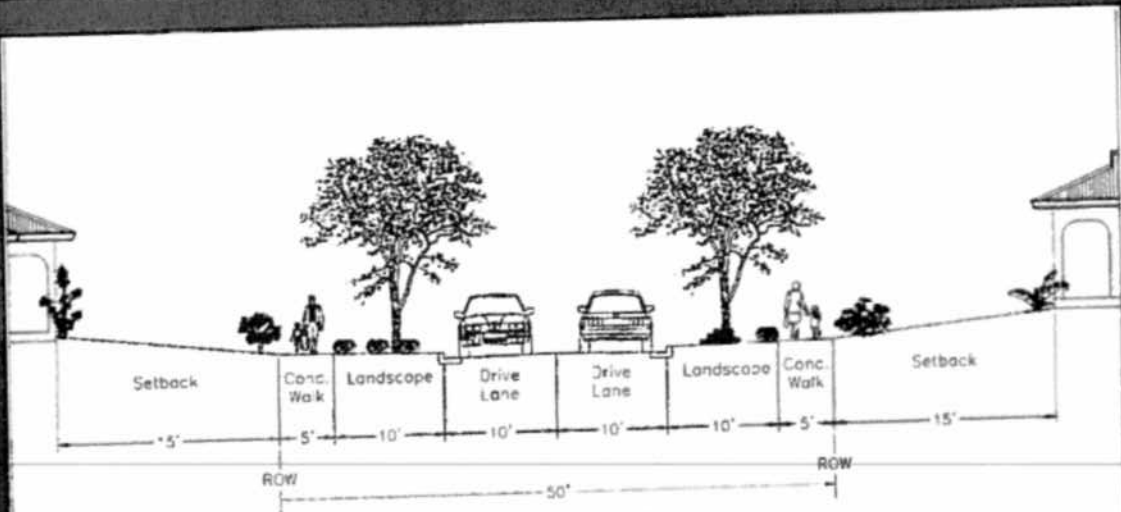
**BUILDING SETBACKS EXHIBIT**

Map EX-1  
06 NOVEMBER 2015

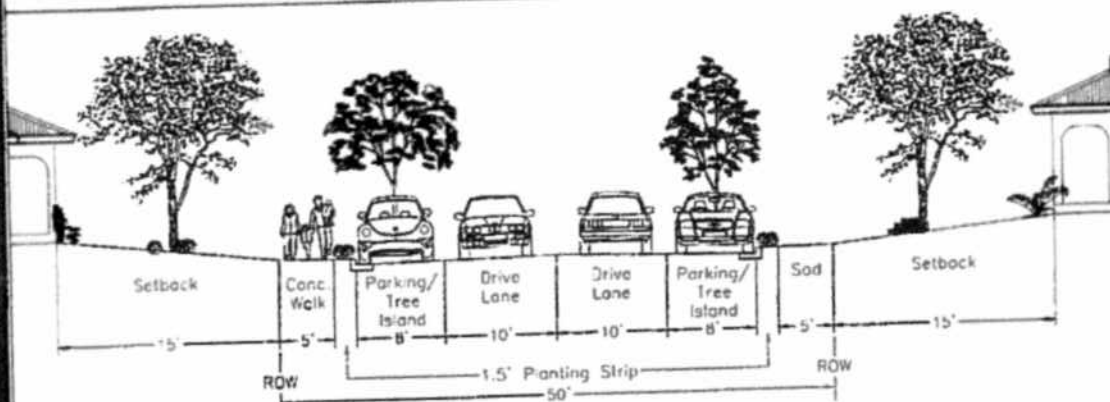
**GAP** ENGINEERING &  
PLANNING, LLC

5805 Mangrove Cir., Sarasota, FL 34233  
Tel: 941-823-8000 Fax: 941-827-6154  
www.gapp.com

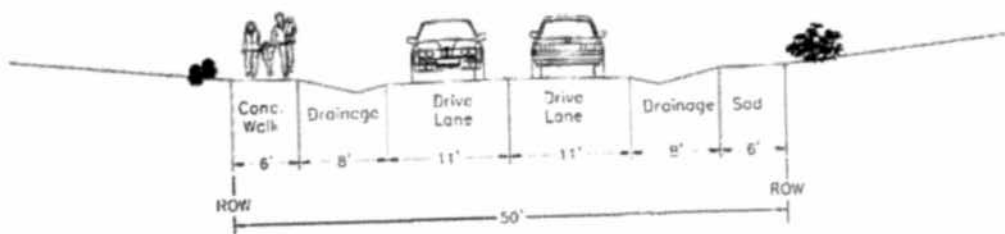
02015-043



Village Street Type HC-A  
 50' ROW  
 2 - 10' Travel Lanes  
 10' Landscape Planting Strips each side  
 5' Concrete Walk



Village Street Type HC-B  
 50' ROW  
 2 - 10' Travel Lanes  
 2 - 8' Parking with F Curb and Gutter  
 1.5' Landscape Planting Strips each side  
 5' Concrete Walk  
 Tree Islands interspaced in parking lane.



Village Street Type HC-C  
 50' ROW  
 2 - 11' Travel Lanes  
 8' Open Drainage  
 6' Concrete Walk

Hidden Creek

SARASOTA COUNTY, Florida

STREET SECTIONS EXHIBIT

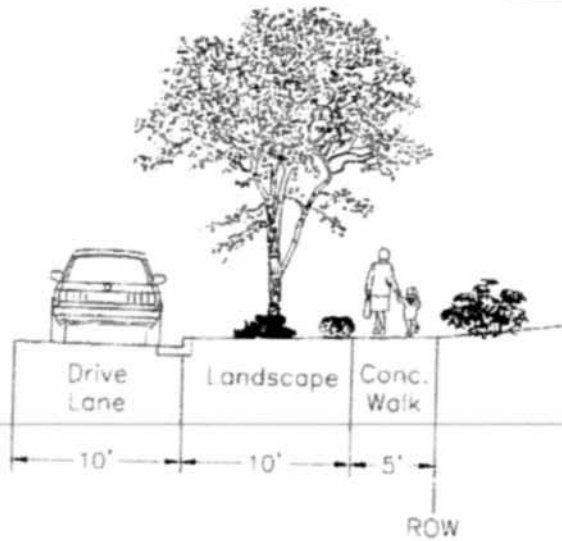
Map EX-2  
 06 NOVEMBER 2015

GAP ENGINEERING & PLANNING, LLC

6805 Marquette Ct., Sarasota, FL 34233  
 Tel: 941-823-8000 Fax: 941-827-8154  
 www.gapp.com

02015-043

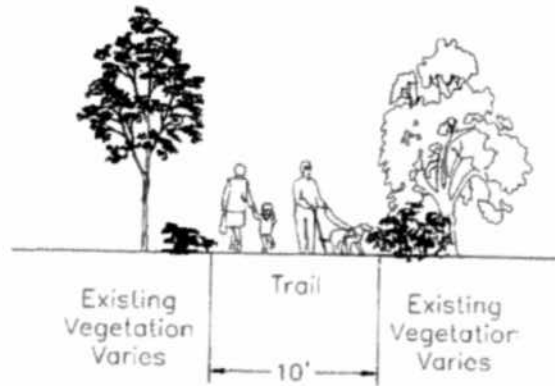




**SIDEWALK SECTION**  
 5' Sidewalk Adjacent to  
 Roadways (See Roadway Sections)



**IMPROVED TRAIL**  
 12' Asphalt Pavement  
 Within FPL Easement Area



**LOW-IMPACT  
 UNIMPROVED TRAIL**  
 10' Width  
 Grass, Sod, or Bare Earth

**Hidden Creek**

**PEDESTRIAN SECTIONS EXHIBIT**

**GAP** ENGINEERING &  
 PLANNING, LLC

SARASOTA County, Florida

Map EX-3  
 06 NOVEMBER 2015

5805 Mangrove Ct., Sarasota, FL 34230  
 Tel: 941-823-8888 Fax: 941-927-6154  
 www.gapp.com

02015-043

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