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

Cynthia Spraggins, Administrative Specialist

✓ Planning Services

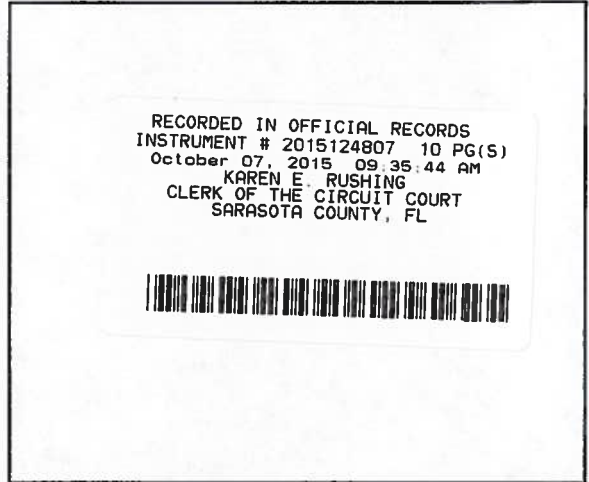
1660 Ringling Blvd., 1<sup>st</sup> Floor

Sarasota, FL 34236

Customer ID# 5223

Charge to: Planning Services

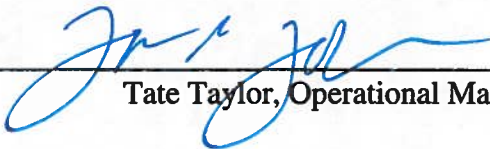
Account# 51810000500489



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

✓ The following property, located North of Ansie Drive and west of Interstate 75 in Sarasota County, Florida, owned by McCann Holdings, LTD. of Florida, and described in Ordinance No. 2015-032 attached hereto, has been rezoned to a RSF-1/PUD (Residential, Single-Family/Planned Unit Development, 2.5 units per acre) with amended stipulations zone district pursuant to Rezone Petition No. 15-02 filed by James A. Paulmann, FAICP, Agent, and granted by Sarasota County Commission on September 9, 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. 2015-032, 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 5<sup>th</sup> day of October, 2015.



  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

September 18, 2015

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 substitute Sarasota County Ordinance No. 2015-032, which was filed in this office on September 18, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**ORDINANCE NO. 2015-032**

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 MODIFICATIONS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

BOARD RECORDED  
FILED FOR THE RECORD  
2015 SEP 18 AM 8:54  
KAREN E. BUSHING  
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:

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 15-02, 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 54 acres from OUE-1 (Open Use Estate, 1 unit/5 acres) and RSF-1/PUD (Residential, Single-family/Planned Unit Development, 2.5 units per acre) zone district with stipulations to RSF-1/PUD zone district with amended stipulations for the following described property located in Sarasota County, Florida:

A parcel of land lying in the Northeast 1/4 of Section 13, Township 37 South, Range 18 East, Sarasota County, Florida and described as follows:

BEGIN AT THE MOST NORTHWEST CORNER OF ARBOR LAKES ON PALMER RANCH, PHASE I AS RECORDED IN PLAT BOOK 48, PAGE 30, IN THE PUBLIC RECORDS OF

SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 13; THENCE N.00°24'51"E., ALONG THE WEST LINE OF THE EAST 1/2 OF SAID NORTHEAST 1/4, A DISTANCE OF 1,978.84 FEET; THENCE S.89°35'09"E., A DISTANCE OF 716.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (SECTION 17075-2407, STATE ROAD 93) AS RECORDED IN ROAD PLAT BOOK 2, PAGE 54, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) CALLS; (1) THENCE S.13°38'10"E., A DISTANCE OF 92.98 FEET; (2) THENCE S.10°16'40"E., A DISTANCE OF 435.83 FEET; (3) THENCE S.03°29'37"E., A DISTANCE OF 448.09 FEET; (4) THENCE S.00°02'37"E., A DISTANCE OF 899.08 FEET; (5) THENCE S.01°06'07"W., A DISTANCE OF 901.07 FEET TO THE NORTHWEST CORNER OF PROPOSED ARBOR LAKES ON PALMER RANCH, PHASE 2A, PENDING RECORDING IN SAID PUBLIC RECORDS; THENCE ALONG THE NORTH LINE OF SAID PROPOSED ARBOR LAKES ON PALMER RANCH, PHASE 2A FOR THE FOLLOWING SEVEN (7) CALLS; (1) THENCE N.89°37'54"W., A DISTANCE OF 442.69 FEET; (2) THENCE S.00°22'04"W., A DISTANCE OF 135.20 FEET; (3) THENCE N.89°38'01"W., A DISTANCE OF 60.20 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 89°59'58"; (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.81 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.44°37'56"W., 106.07 FEET, TO END OF SAID CURVE; (5) THENCE N.89°37'57"W., A DISTANCE OF 52.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 06°25'09"; (6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.23 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.02°50'31"E., 14.22 FEET, TO THE END OF SAID CURVE; (7) THENCE N.89°37'56"W., A DISTANCE OF 217.38 FEET; THENCE N.00°22'04"E., A DISTANCE OF 861.81 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. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Zoning Regulations (Section 7.8.2.e, Wall Height) is granted to increase the height of wall from 6 feet to 8 feet adjacent to I-75 right-of-way, as shown on the Development Concept Plan.
2. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Subdivision Technical Manual, Section A.4.b, Utility Easements) is granted to reduce the width of side and rear yard lot drainage easements from 5' and 8' respectively to 2.5 feet in width, as shown on the Development Concept Plan.
3. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Subdivision Technical Manual, Section A.3.a.3, Minimum Street Design Specifications) is granted to reduce the minimum roadway center line turning radius of 100' with delta greater than 60 degrees for traffic calming to 50-feet, as shown on the Development Concept Plan.

**SECTION 4. Restrictions, Stipulations and Safeguards.** As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

**GENERAL**

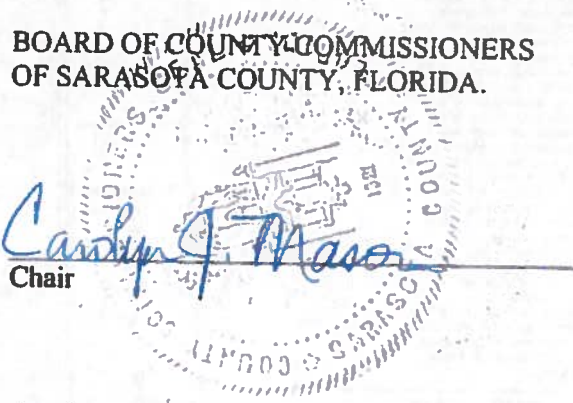
1. All development shall occur in substantial accordance with the Development Concept Plan, date stamped July 21, 2015, and attached hereto as Exhibit "A". This does not imply or confer any variances from applicable zoning or land development regulations.
2. All development on the subject parcel shall comply with the Master Development Order for Palmer Ranch and the Development Order for Palmer Ranch Increment XX, as may be amended.
3. Development of the subject parcel shall not exceed 75 total dwelling units.
4. The Master Surface Water Management Plan shall be consistent with the Little Sarasota Bay Basin Master Plan (Catfish Creek).
5. The wetlands, mesic hammock, and associated upland vegetative buffers as shown on the approved Native Habitat Preservation, Alteration, & Mitigation Map and Open Space Resource Management Map (Map F-2, Exhibit B) 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 areas except where approved by Environmental Protection Division through a Resource Management Plan for the project.
6. Upon commencement of construction of the 268th dwelling unit, the Owner shall begin construction of the second fully functional access. Construction of the second fully functional access shall be completed no later than the construction of the 300th dwelling unit.
7. The temporary emergency access road must be a minimum of 20 feet wide and be able to support a minimum of 32 tons. The access shall include Emergency Services gate access, i.e., Knox Padlock on all gates, and signage within the Arbor Lakes Subdivision marking the location of the emergency access road. Additionally, the access shall be subject to periodic inspection to ensure that the access road is maintained the entire length of the roadway.
8. The secondary fully-functional access shall occur at the location shown on the Development Concept Plan (north boundary of subject parcel) and shall include a permanent electronically-controlled subdivision gate.
9. The 20-foot landscape buffer along the west boundary of the subject parcel shall contain a 6-foot fence. The buffer shall, further, contain plantings that constitute a minimum 0.3 opacity located on the west side of the fence.

10. The Owner shall record a Notice of Proximity, in a form acceptable to the County Attorney, notifying each lot owner of the proximity of Interstate 75 and the possibility of future construction.

**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. 2015-026, including final resolution of any appeals, whichever is later.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 9<sup>th</sup> day of September, 2015.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA.

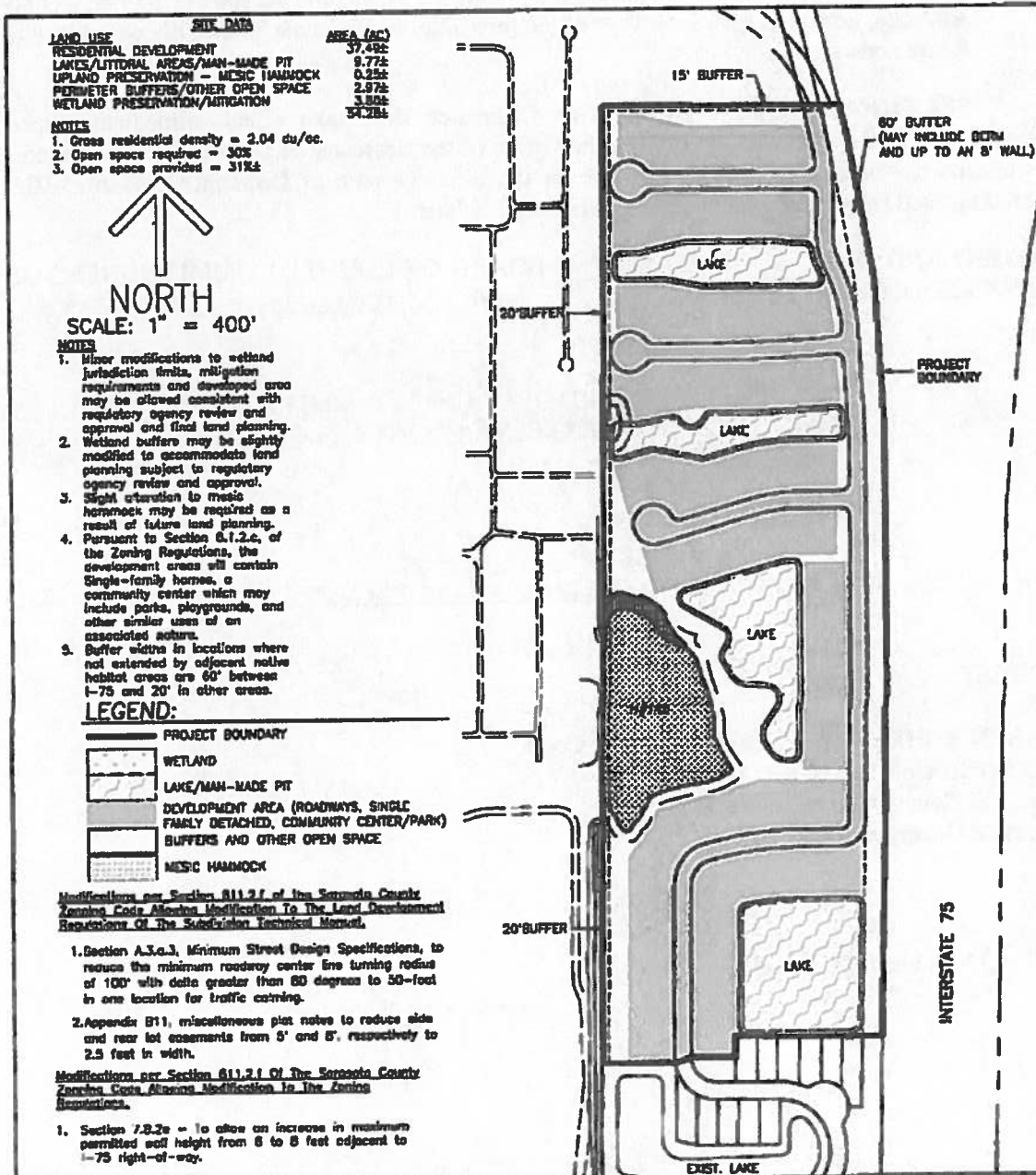
  
Candyn J. Mason  
Chair

ATTEST:

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

By: Andrea Greco  
Deputy Clerk

# EXHIBIT A - DEVELOPMENT CONCEPT PLAN

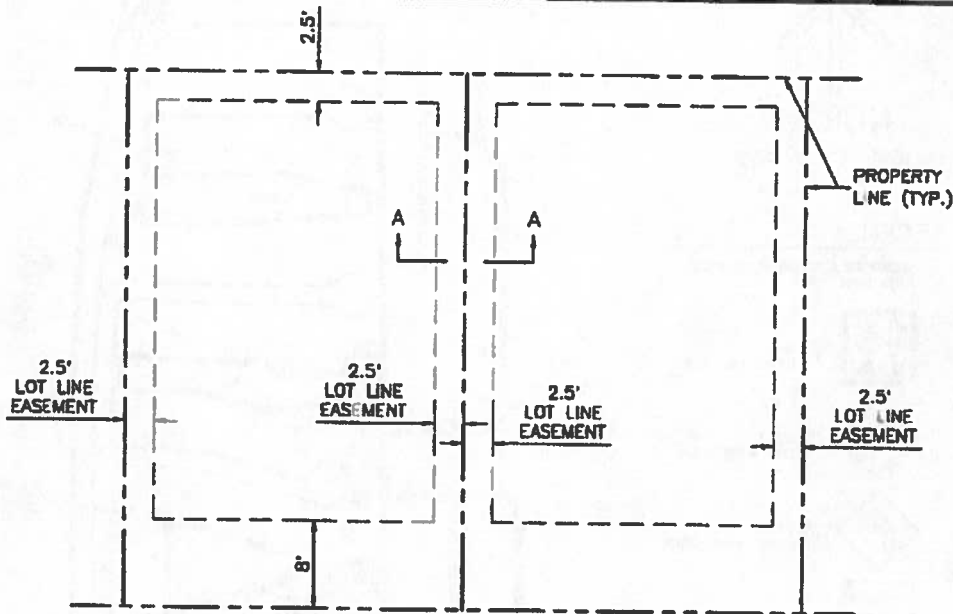


**PROJECT: PALMER RANCH - INCREMENT XX (PARCEL U5 - U7) REZONING**  
 CLIENT: TAYLOR MORRISON  
 Rec'd Planning Services 7-21-15

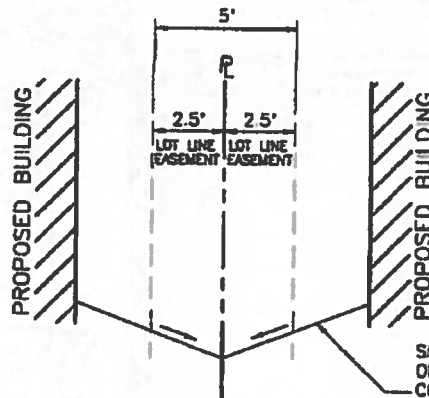
<p><b>Stantec</b>          6900 Professional Parkway East, Sarasota, FL 34240-8414          Phone 941-557-8700 • Fax 941-557-8710          Certificate of Authorization 027013 • www.stantec.com</p>	<p>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec and design. The Copyright to all drawings and designs are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</p>	<b>BINDING DEVELOPMENT CONCEPT PLAN SERIES</b>	
		SCALE: 1"=400'	DATE: 2/2015
		SHEET: 13.24 OF 375	REV: 18F
		PROJECT NO: 215812443	DRAWING NO: 0NS/103302
		1 OF 3	

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**LOT LAYOUT PLAN**  
N.T.S.



**LOT SECTION A-A**  
N.T.S.

Modifications per Section 611.2.f of the Sarasota County Zoning Code Allowing Modification To The Land Development Regulations Of The Subdivision Technical Manual.

1. Appendix B11, miscellaneous plot notes to reduce side and rear lot easements from 5' and 8', respectively to 2.5 feet in width.

PROJECT: PALMER RANCH - INCREMENT XXII (PARCEL U5 - U7)		Rec'd Planning Services 7-21-15		
CLIENT: TAYLOR MORRISON				
 <b>Stantec</b> 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Accreditation 627013 • stantec.com	The Contractor shall be responsible for all dimensions. DO NOT scale drawings for any errors or omissions that be reported to Stantec without them. The Copyright in all designs and drawings are the property of Stantec. Stantec will not be liable for any projects other than that authorized by Stantec's contract.		<b>LOT LINE EASEMENT PLAN</b>	
			SCALE: 1" = 400'	DATE: 2/2015
			SHEET: 36 OF 37S	REVISION: 18E
			PROJECT NO.: 215612443	SHEET NO.: 2 OF 3
DRAWN BY/DATE: DNS/103302				



NORTH

SCALE: 1" = 400'

**LEGEND:**

LOCATIONS OF CENTERLINE RADIUS  
LESS THAN 100'



① W13-1  
SPEED LIMIT SIGN



② W1-2L  
LEFT TURN AHEAD



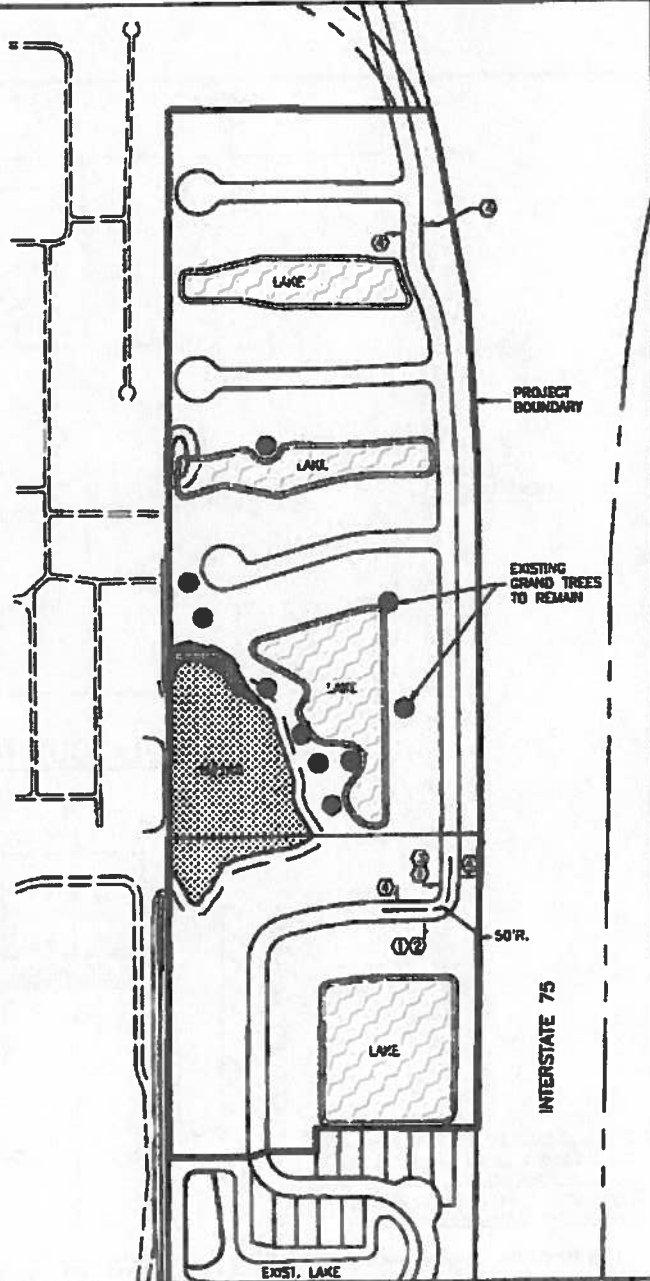
③ W1-2R  
RIGHT TURN AHEAD



④ W2-1  
SPEED LIMIT SIGN

Modifications per Section 811.21 of the Sarasota County Zoning Code Allowing Modifications To The Land Development Regulations Of The Subdivision Technical Manual.

1. Section A.3.a.3, Minimum Street Design Specifications, to reduce the minimum roadway center line turning radius of 100' with delta greater than 60 degrees to 50-feet in one location for traffic calming.



PROJECT: PALMER RANCH - INCREMENT XX (PARCEL U5 - U7)

CLIENT: TAYLOR MORRISON

Rec'd Planning Services 7-21 15



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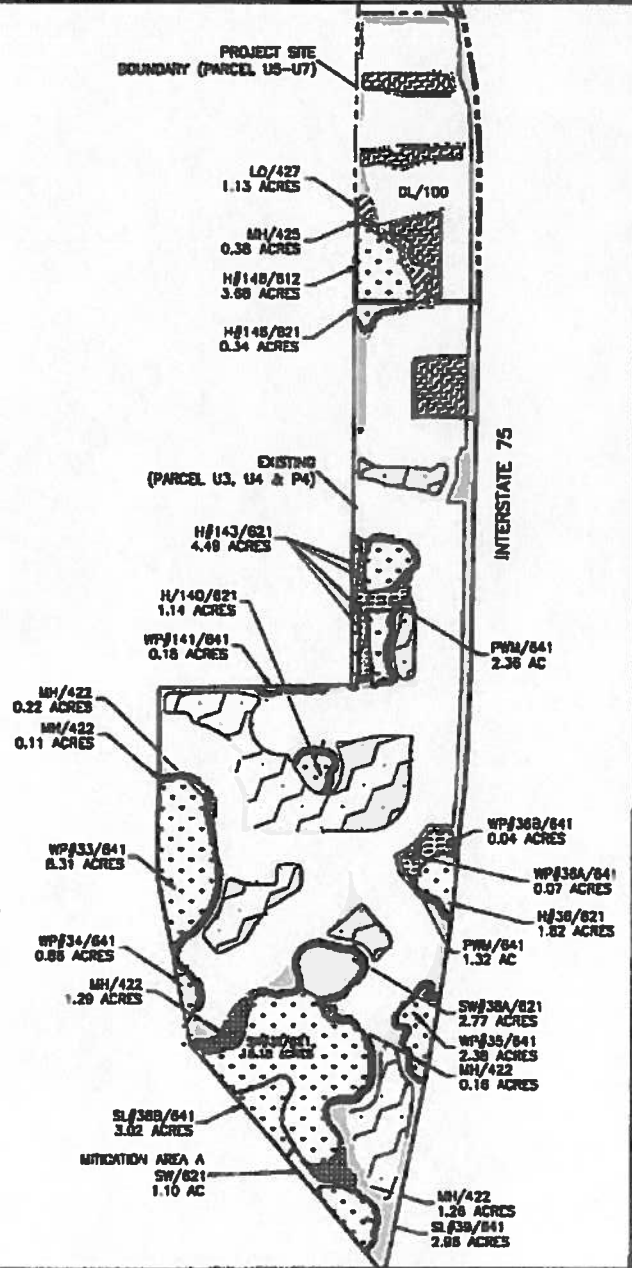
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**BINDING DEVELOPMENT  
CONCEPT PLAN SERIES**

SCALE:	1" = 400'	DWG:	2/2015
SHEET:	13.24	TOTAL SHEETS:	375
PROJECT NO.:	218612443	DATE:	18F
DWG NO.:	DNS/103302	SHEET NO.:	3 of 3

# EXHIBIT B - HABITAT PRESERVATION AND ALTERATION PLAN

  
**NORTH**  
 SCALE: 1" = 1000'



**LEGEND: (PARCELS U3, U4, U5, U7 & P4)**

	DL/100 DEVELOPED LAND	97.10 AC
	LO/427 LINE OAK	1.13 AC
	WP/841 WET PRAIRIE/FRESHWATER MARSH	11.84 AC
	SL/841 SLOUGH/FRESHWATER MARSH	4.72 AC
	SW/821 HEAD/FRESHWATER SWAMP	38.84 AC
	PWA/841 POTENTIAL WETLAND MITIGATION	3.68 AC
	MH/425 MESIC HAMMOCK	3.42 AC
	MMP/522 MAN-MADE PIT/LAKES	34.11 AC
	WETLAND BUFFER	7.11 AC
	OTHER OPEN SPACE	37.89 AC
<b>ON SITE TOTAL</b>		<b>231.64 AC</b>

**PROJECT: PALMER RANCH - INCREMENT XX (PARCEL US - U7) NOPC**

**CLIENT: TAYLOR MORRISON**

Rec'd Planning Services 7-21-15



**Stantec**

6700 Professional Parkway East, Sarasota, FL 34240-8414  
 Phone 941-907-8900 • Fax 941-907-8910  
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**HABITAT PRESERVATION AND ALTERATION PLAN**

SCALE: 1" = 1000'		DATE: 2/2015
NO. 13,24	REV. 375	REV. NO.
PROJECT NO. 215612443		SHEET NO.
DRAWING NO. DNS/103302		SHEET NO. F-2

Sheet: 7/17/2015 3:52:45 PM 08-DWG | Plotfile: 7/21/2015 8:25:07 AM 08-DWG | V:\21561\proj\112019443\planning\drawing\01-PLANNING\sheet\215612443-021-238.dwg:page1

