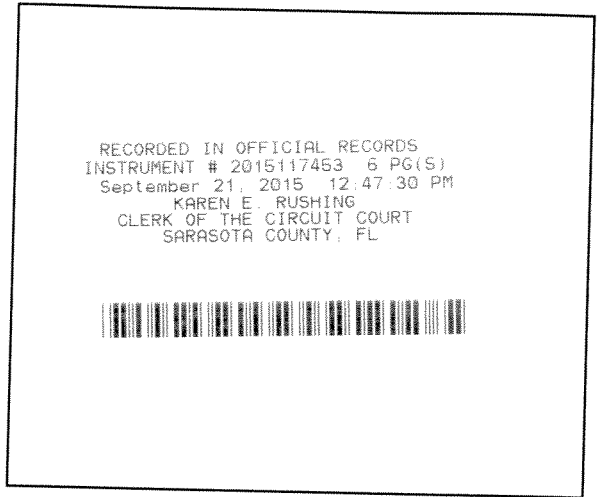


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

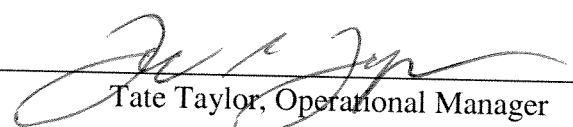
✓ **Customer ID# 5223**
Charge to: Planning Services
Account# 51810000500489

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



The following property, located east of State Road 681, north of Sunset Avenue, west of the Legacy Trail in Sarasota County, Florida, owned by Taylor Morrison of Florida, Inc., and described in Ordinance No. 2015-055 attached hereto, has been rezoned to a RSF-4 (residential, single-Family, 5.5 units/acre) with amended stipulations, zone district pursuant to Rezone Petition No. 15-06 filed by Alexis Crespo, AICP, Agent, and granted by Sarasota County on September 8, 2015 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

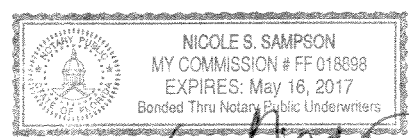
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2015-055, attached hereto)



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 18 day of September, 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 10, 2015

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

Attention: Cheryl Dexter, Recording Secretary

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2015-055, which was filed in this office on September 10, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2015-055

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 THE RECORD
BOARD OF COUNTY COMMISSIONERS
2015 SEP 10 11 20 AM
KAREN H. GIBSON
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. 15-06, 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 RSF-4 (Residential Single Family, 5.5 units/1 acre) zone district to RSF-4 (Residential Single Family, 5.5 units/1 acre) zone district with amended stipulations for the following described property located in Sarasota County, Florida:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF SARASOTA, LYING IN SECTION 25, TOWNSHIP 38 SOUTH, RANGE 18 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST

QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID QUARTER QUARTER, SOUTH 89°43'38" EAST, A DISTANCE OF 503.24 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF OLD SEABOARD AIRLINE RAILWAY RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2005008586, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RAILWAY RIGHT OF WAY, SOUTH 11°46'14" EAST, A DISTANCE OF 1,357.26 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG SAID QUARTER QUARTER LINE, NORTH 89°53'46" WEST, A DISTANCE OF 792.60 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER; THENCE ALONG THE WEST LINE OF SAID QUARTER QUARTER, NORTH 00°32'18" EAST, A DISTANCE OF 1,329.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 860,954 SQUARE FEET OR 19.765 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:

1. The location of access points to the north and east of the subject property, shall take place in substantial accordance with the Development Concept Plan dated July 15, 2015 and attached hereto as Exhibit A, except as may be necessary to comply with the conditions herein.
2. The maximum number of residential units shall be limited to 89.
3. The Owner shall provide a Water Quality Plan that demonstrates how the development will maintain compliance with applicable drinking water quality standards within the development without the need for flushing of the water lines. This Plan shall be submitted to the Utilities Department and approved by Sarasota County prior to Construction Plan approval.
4. Owner shall be responsible for any off-site improvements and easements necessary to provide gravity wastewater collection service and potable water service to the parcels.
5. All stormwater treatment shall be open and above ground.

6. The project buildings shall be constructed using green building principles, consistent with the standards of the Sarasota County Green Building Program as outlined in Sarasota County Resolution No. 2005-048.
7. The Owner is encouraged to use best management practices to reduce shoreline erosion during Site & Development design and permitting.
8. The Master Surface Water Management Plan shall be consistent with the Coastal Dona Bay (Lyons Bay) and the Coastal Little Sarasota Bay Watershed Management Plans.

These stipulations supersede the stipulations in Ordinance No. 2009-055 as to the area described in Section 2 above.

Section 4. 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 8 day of September, 2015.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Carolyn G. Mason
Chair

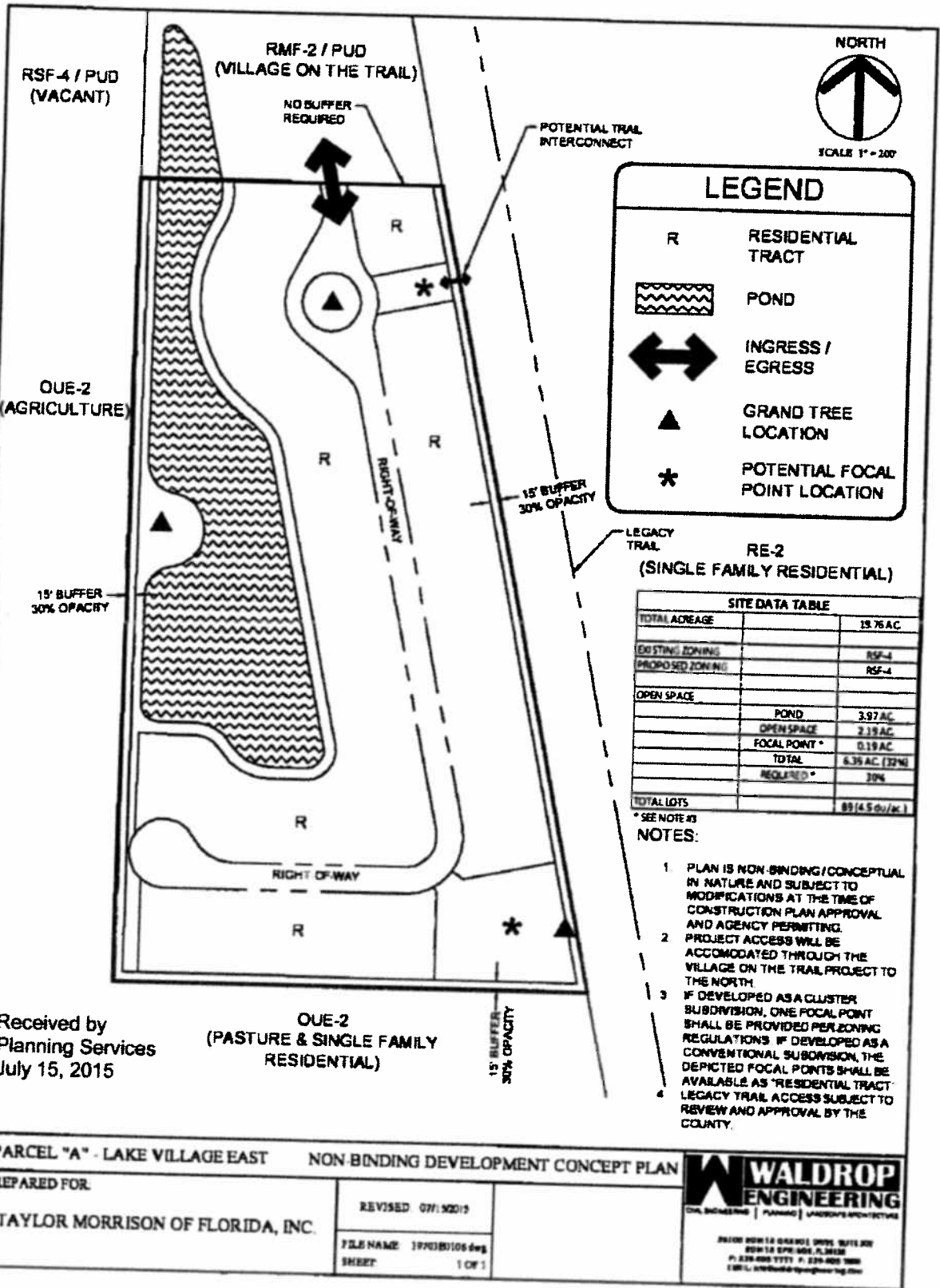
ATTEST:

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

By: Chris

Deputy Clerk

EXHIBIT A



LEGEND

- R RESIDENTIAL TRACT
- POND
- INGRESS / EGRESS
- GRAND TREE LOCATION
- POTENTIAL FOCAL POINT LOCATION

RE-2 (SINGLE FAMILY RESIDENTIAL)

SITE DATA TABLE	
TOTAL ACREAGE	18.76 AC
EXISTING ZONING	RSF-4
PROPOSED ZONING	RSF-4
OPEN SPACE	
POND	3.97 AC
OPEN SPACE	2.19 AC
FOCAL POINT *	0.19 AC
TOTAL	6.35 AC (32%)
REQUIRED *	20%
TOTAL LOTS	89 (4.5 du/ac)

* SEE NOTE #3

- NOTES:
1. PLAN IS NON-BINDING / CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS AT THE TIME OF CONSTRUCTION PLAN APPROVAL AND AGENCY PERMITTING.
 2. PROJECT ACCESS WILL BE ACCOMMODATED THROUGH THE VILLAGE ON THE TRAIL PROJECT TO THE NORTH.
 3. IF DEVELOPED AS A CLUSTER SUBDIVISION, ONE FOCAL POINT SHALL BE PROVIDED PER ZONING REGULATIONS. IF DEVELOPED AS A CONVENTIONAL SUBDIVISION, THE DEPICTED FOCAL POINTS SHALL BE AVAILABLE AS "RESIDENTIAL TRACT LEGACY TRAIL ACCESS SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY."
 - 4.

Received by
Planning Services
July 15, 2015

PARCEL "A" - LAKE VILLAGE EAST NON-BINDING DEVELOPMENT CONCEPT PLAN

PREPARED FOR:
TAYLOR MORRISON OF FLORIDA, INC.

REVISED 07/19/2015

FILE NAME: 197038106.dwg
SHEET: 1 OF 1

WALDROP ENGINEERING
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE

28100 BOWEN DRIVE SUITE 300
DUNEDIN, FLORIDA 33515
P: 239-488-7377 F: 239-488-7888
WWW.WALDROPENGINEERING.COM

J:\387-03 (Village on the Trail) Zoning\Drawings - Exhibits\387-03-E-01 Development Concept Plan\Concept Plan\38703E-01 DE.dwg

02015-055

