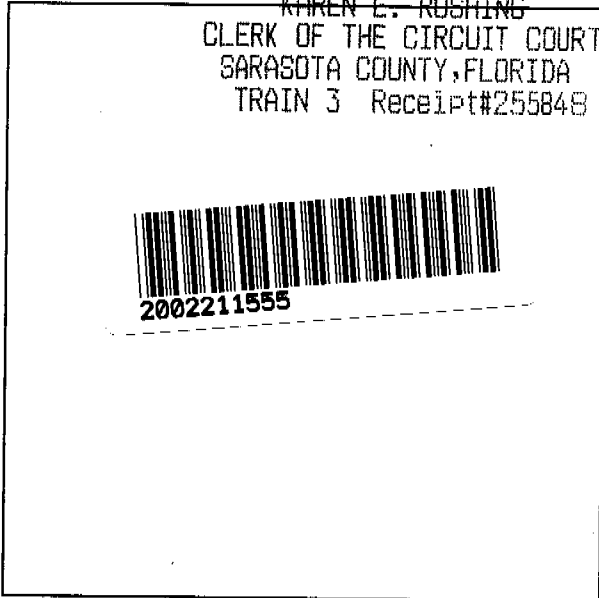


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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002211555 8 PGS
2002 DEC 18 05:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TRAIN 3 Receipt#255848

Please record and return to Karen Grasset
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236



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

The following property, located South of Keyway Road and east of State Road 776 in Sarasota County, Florida, owned by Andrew M. Thompson, and described in Resolution No. 2002-064 attached hereto, to allow an additional 9-hole golf course in the RSF-1 (Residential, Single Family, 2.5 units/acre) and RSF-3 (Residential, Single Family, 4.5 units/acre) zone districts, pursuant to Special Exception Petition No. 1542 filed by Brenda L. Patten, Agent, and granted by Sarasota County on May 21, 2002, 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 B of Resolution No. 2002-064, attached hereto)

Executive Director
Growth Management Business Center

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, 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 17th day of December, A.D. 2002.

Notary Public
State of Florida at Large

This instrument prepared by:
SMA

Nancy J. Higgins
Commission # CC 936530
Expires May 15, 2004
Bonded Thru
Atlantic Bonding Co., Inc.



WHEREAS, Brenda Patten, agent for the owner of the hereinafter described real property has filed a Special Exception Petition No. 1542 requesting that a special exception be granted to allow the property, located south of Keyway Road and east of State Road 776, Sarasota County, Florida, to be used for an additional 9-hole golf course in the RSF-1 (Residential, Single Family, 2.5 units/acre) zone district and the RSF-3 (Residential, Single Family, 4.5 units/acre) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 20th day of December, 2001, to consider said Special Exception Petition No. 1542, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1542 be granted, and

WHEREAS, this Board, after due public notice, did on the 27th day of February, 2002, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sarasota County, Florida, in public meeting assembled:

A. This Board, after having considered the report of the Planning Commission, the testimony of the applicant, evidence entered into the record, public comment on the petition and all things brought to its attention with regard to said Special Exception Petition No. 1542 does make the following findings:

- (1) The granting of the Special Exception will promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;
- (2) All the requirements of the Sarasota County Zoning Regulations and the Comprehensive Plan for Sarasota County, Florida, have been met and satisfied;
- (3) That the requirements of the District Regulations governing this Special Exception have been met; and
- (4) The following standards have or have not been met as indicated:
 - a. The proposed use is consistent with the intent, goals, objectives, policies and programs of the Sarasota County comprehensive plan for the area in which the property is located;

b. The intensity of the proposed use is consistent with the intended future use of the area in which the property is located, in accordance with the programs of the "Future Land Use Plan";

c. The proposed use singularly or in combination with other special exceptions does not change the character of the general vicinity, as shown on the locator map;

d. The intensity of the proposed use is harmonious with the character of other uses in the general vicinity, as shown on the locator map;

e. The height and orientation of the proposed structure(s) or use is compatible with the existing neighboring structures and uses;

f. The subject parcel is sufficient and adequate in shape and size to accommodate the proposed use, and would provide for the appropriate separation between neighboring uses;

g. The proposed use is adequately screened and buffered to effectively separate traffic, light and noise from the existing or intended abutting uses;

h. The loading and refuse areas would not impose negative visual, odor, or noise impacts on abutting uses and thoroughfares;

i. The size and location of the proposed sign(s) would conform to the character of existing neighboring uses;

j. The exterior lighting would be harmonious with the existing character of existing neighboring uses, in terms of glare;

k. The ingress and egress to the subject parcel and the structures involved, if any, would not adversely affect traffic flow, safety and control;

l. The access and internal circulation is adequate in case of fire or emergency;

m. The proposed use would not cause excessive traffic impacts on the surrounding roadway system;

n. The location, type and availability of potable water for the proposed use is compatible with neighboring uses;

o. The location, type and availability of the proposed wastewater system is compatible with neighboring uses; and

p. The proposed use would not cause or intensify flooding of neighboring uses.

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B. Special Exception Petition No. 1542 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

South of Keyway Road and east of State Road 776, more particularly described as follows:

Englewood Golf Course and vicinity to the north, east and south, more particularly described as follows:

PARCEL 1:

The west one half (1/2) of Section 13, Township 40 South, Range 19 East, less the north 1/2 of the northwest 1/4 of the northwest 1/4.

AND:

That part of the east 1/2 of the southeast 1/4 of Section 14, Township 40 South, Range 19 East lying north and east of State Road 775 (100 foot right-of-way).

AND:

The east 1/2 of the northwest 1/4 of the southeast 1/4 of Section 14, Township 40 South, Range 19 East lying north and east of State Road 775 (100 foot right-of-way) less the north 1/4 thereof.

LESS:

From the northwest corner of Section 24, Township 40 South, Range 19 East run thence south 0°7'20" west, 55.0 feet to the easterly boundary of State Road No. 775 (a 100 foot right-of-way) for a POINT OF BEGINNING, thence south 38°34' east, 84.7 feet along said State Road right-of-way line; thence north 75°16'31" east, 881.3 feet; thence north 16°40' west, 500.0 feet; thence south 73°40'42" west, 1006.73 feet to the said easterly boundary of State Road No. 775; thence south 38°34' east, 415.3 feet along State Road right-of-way line to the POINT OF BEGINNING.

AND PARCEL 2:

A part of Section 13, Township 40 South, Range 19 East, Sarasota County, Florida, described as follows:

Begin at the southeast corner of Section 13, Township 40 South, Range 19 East, Sarasota County, Florida; thence north 87°05'56" west, along the south line of said Section 13, a distance of 2657.36 feet; thence north 01°10'54" east, along the west line a distance of 5318.34 feet to the northwest corner of the northeast quarter of said Section 13; thence south 86°48'47" east, along the north line of said Section 13, a distance of 2612.10 feet to the northeast corner of said Section 13; thence south 00°36'36" west, along the west line of said Section 13, a distance of 2655.54 feet to the east quarter corner of said Section 13; thence continue south 00°46'02" west, along said west line of Section 13, a distance of 2651.34 feet to the POINT OF

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BEGINNING.

Parcel contains 13,997,321 square feet or 321.3343 acres, more or less.,

and the same is hereby approved for 1542, subject to the stipulations as set forth below. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section B and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land.

1. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
2. Prior to preliminary plan/site and development plan submittals, using the South County Model, the Applicant shall establish an allowable release rate from the subject site and each phase of development shall use a pro-rated share of allowable release rate. In addition, the Applicant shall use the South County Model to demonstrate that no adverse impact to off site flood levels will result from the proposed stormwater management system.
3. Development shall take place in substantial compliance with the Development Concept Plan, dated March 18, 2002, attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations. Access points shall be located at the sites depicted on the Development Concept Plan and may include a future connection to the property located to the south of the subject parcel (Refer to Note No. 5 of the Development Concept Plan).
4. The wetlands and associated upland vegetative buffers shall be maintained as a preserve and labeled a preserve on all plans. All activities involving filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection Services. Exception may be granted by Resource Protection Services to facilitate implementation of approved management plans or the removal of nuisance/invasive vegetation. Slight impacts to on-site wetlands resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements, may be allowed if deemed consistent with LDR Environmental Technical Manual Section B.2. by Resource Protection Services.
5. The Applicant shall work with Resource Protection Staff prior to site and development plan submittal to locate proposed golf course fairways, tee boxes, and greens as to minimize any impacts to on-site wetlands. Additionally, prior to site and development plan approval for the nine-hole golf course, the Applicant shall prepare and submit to Resource Protection Services a Water Conservation Plan, a Habitat Management Plan, an Integrated Pest Management Plan, and a Florida Friendly Landscape and Waterwise Plan. This

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supplemental information shall be incorporated into the site and development plan approval, as well as the homeowner documents and the controlling documents for the entity operating the golf course.

6. Nuisance and invasive vegetation shall be removed from the property and properly disposed of in an approved landfill or other method approved by Resource Protection Services.
7. Prior to site and development plan submittal, the Applicant shall finalize a survey using recognized sampling techniques to identify endangered, threatened, and species of concern. The Applicant shall provide documentation of efforts to resolve any listed species' issues associated with the site with the appropriate regulatory agencies.
8. Golf View Drive shall be gated at the intersection of Golf View Drive and Boca Royale Boulevard. This gate shall be designed to allow full access to and from Boca Royale Boulevard for the residents of Boca Royale Units 1-6 and the Englewood Golf Condominiums. Additionally, the gate shall be designed to provide an emergency access for the remaining residents of the Boca Royale development.

This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 21st day of MAY, A.D., 2002.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By

Nora Patterson
Chairman

ATTEST:

KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

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By

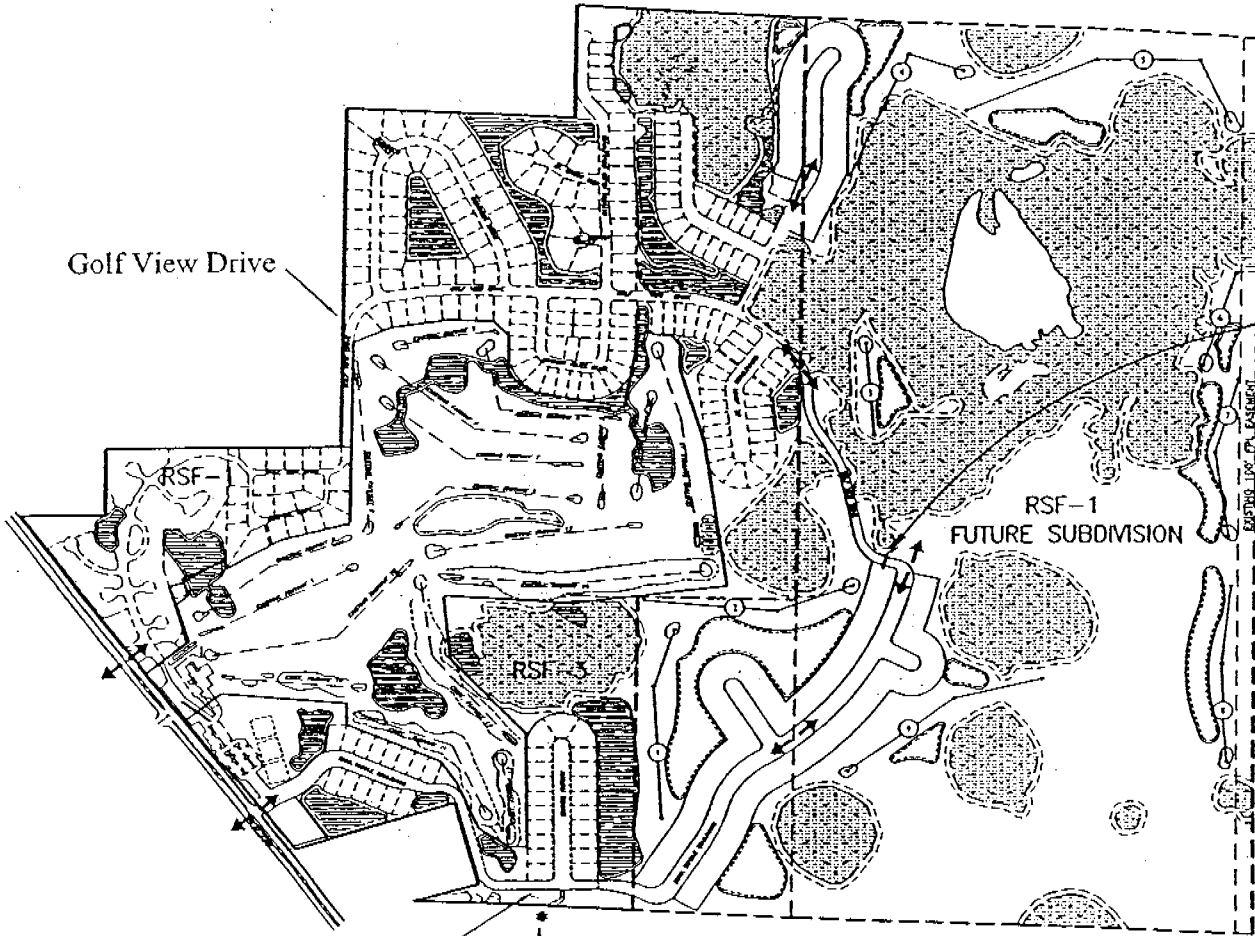
Karen E. Rushing
Deputy Clerk

R2002-064

EXHIBIT A - DEVELOPMENT CONCEPT PLAN

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VEHICULAR GATE LOCATION. NO NEW RESIDENTIAL UNITS SHALL BE CONSTRUCTED BETWEEN THE GATE AND THE EXISTING TERMINATION OF GOLF VIEW DRIVE.



Golf View Drive

RSF-

RSF-1
FUTURE SUBDIVISION

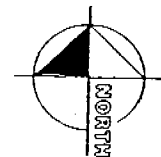
RSF-3

Boca Royale Boulevard

(Potential Future Access)
Refer to Note No. 5

LEGEND

- BOUNDARY FOR PROPOSED 9 HOLE ADDITION
- [Hatched Box] EXISTING GOLF COURSE AREA
- [Stippled Box] WETLAND AREA
- [Double Arrow] ACCESS LOCATION
- [Hatched Box] EXISTING LAKE
- [Dashed Box] FUTURE LAKE



DATED 3-18-02

R2002-064

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GENERAL NOTES

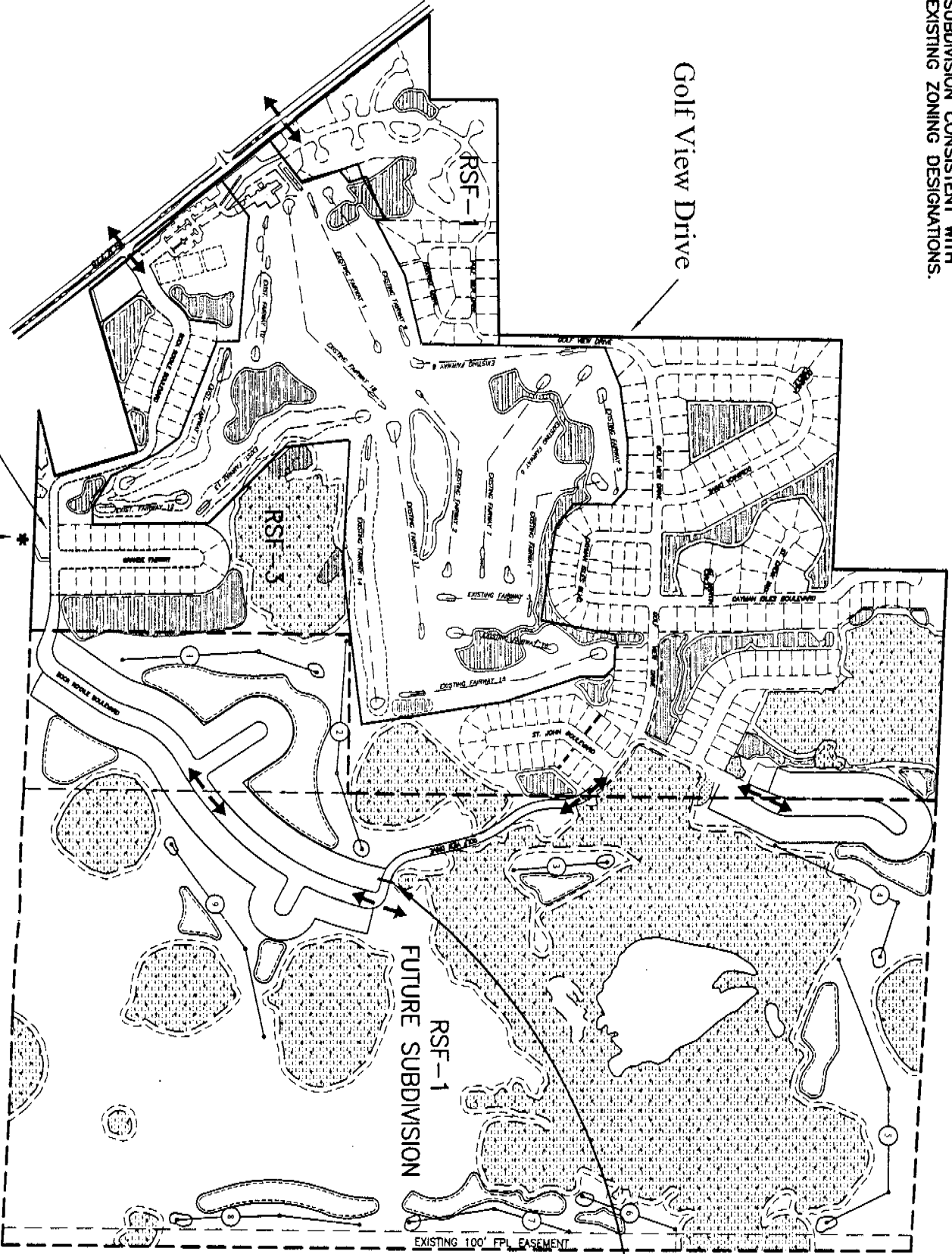
1. THIS PLAN SHOWS THE CONSOLIDATION BOUNDARY OF ALL EXISTING PHASES AND THE ADDITIONAL PROPOSED PHASES OF BOCA ROYALE GOLF AND COUNTRY CLUB (F.K.A. ENGLEWOOD GOLF AND COUNTRY CLUB).
2. IT ALSO SHOWS THE BOUNDARY OF A REQUESTED SPECIAL EXCEPTION FOR AN ADDITIONAL NINE HOLES OF GOLF TO BE CONSTRUCTED WITHIN A FUTURE PROPOSED RESIDENTIAL SUBDIVISION IN THE RSF-1 AND RSF-3 DISTRICTS.
3. THE APPROXIMATE LOCATIONS OF THE ADDITIONAL 9 GOLF HOLES SHALL BE AS SHOWN. THE SIZE AND LOCATIONS OF RESIDENTIAL LOTS WILL BE DETERMINED BASED ON SITE FEATURES AND MARKET CONDITIONS AT THE TIME OF SUBDIVISION PLAN APPROVAL PURSUANT TO THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS. PROPOSED GOLF HOLE ADDITIONS WILL BE CONSTRUCTED IN PHASES IN CONJUNCTION WITH PROPOSED FUTURE RESIDENTIAL DEVELOPMENT.
4. IT IS THE INTENT OF THIS PLAN TO SHOW THE EXTENSION OF GOLF VIEW DRIVE FROM EXISTING UNIT 5 TO FUTURE UNITS AND THE EXTENSION OF BOCA ROYALE BOULEVARD FROM EXISTING UNIT 7 TO FUTURE UNITS. THE EXACT LAYOUT OF FUTURE INTERNAL ROADS WILL BE DETERMINED AT THE TIME OF SUBDIVISION PLAN APPROVAL BASED ON SITE FEATURES AND THE LOCATION OF RESIDENTIAL UNITS.
5. IN THE EVENT THAT FUTURE PHASES OF BOCA ROYALE GOLF AND COUNTRY CLUB ARE DEVELOPED SOUTH OF THE BOUNDARY SHOWN ON THIS PLAN, STREETS TO FUTURE PHASES MAY CONNECT AT THE INTERSECTION OF BOCA ROYALE BOULEVARD AND GRANDE FAIRWAY, AS INDICATED BY AN ASTERISK.
6. NO CHANGES TO RESIDENTIAL TYPES OR DENSITIES ALLOWABLE BY CURRENT ZONING DESIGNATIONS ARE PROPOSED.
7. THE ON-SITE WETLANDS AND REQUIRED UPLAND BUFFERS SHALL BE PRESERVED AND LABELED AS PRESERVES ON FUTURE SITE PLANS AT THE TIME OF DEVELOPMENT. ALL PROPOSED IMPACTS (INCLUDING ROAD ALIGNMENTS) SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE RESOURCE PERMITTING DIVISION IN ACCORDANCE WITH THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS AT THE TIME OF SUBDIVISION PLAN APPLICATION.
8. ALL FUTURE DEVELOPMENT WITHIN THE AREA OF REZONE PETITION 97-36 SHALL BE IN ACCORDANCE WITH ORDINANCE 98-061.
9. A STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED FOR ANY FUTURE CONSTRUCTION IN ACCORDANCE WITH THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS AT THE TIME OF SUBDIVISION PLAN APPLICATION. THE LOCATIONS OF FUTURE LAKES ON THIS PLAN ARE CONCEPTUAL AND MAY BE ALTERED DURING THE CONSTRUCTION PLAN PERMITTING PROCESS WITH SARASOTA COUNTY DEVELOPMENT SERVICES.

SITE DATA

EXISTING USE: SINGLE FAMILY RESIDENTIAL DWELLING UNITS WITH 18 HOLES OF GOLF AND ACCESSORY FEATURES.

PROPOSED USE: 9 ADDITIONAL GOLF HOLES AS A SPECIAL EXCEPTION IN RSF-3 AND RSF-1 TO BE DEVELOPED WITHIN A FUTURE SINGLE FAMILY SUBDIVISION CONSISTENT WITH EXISTING ZONING DESIGNATIONS.

FOR REVISED APPLICATION DATED 3-18-02



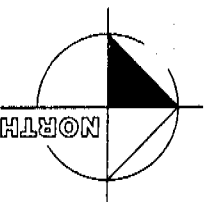
(Potential Future Access)
Refer to Note No. 5

LEGEND

- BOUNDARY FOR PROPOSED 9 HOLE ADDITION
- EXISTING GOLF COURSE AREA
- ▨ WETLAND AREA
- ↔ ACCESS LOCATION
- ▭ EXISTING LAKE
- FUTURE LAKE

GENERAL NOTES

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4. IT IS THE INTENT OF THIS PLAN TO SHOW THE EXTENSION OF GOLF VIEW DRIVE FROM EXISTING UNIT 5 TO FUTURE UNITS 7 TO FUTURE UNITS. THE EXACT LAYOUT OF FUTURE INTERNAL ROADS WILL BE DETERMINED AT THE TIME OF SUBDIVISION PLAN APPROVAL BASED ON SITE FEATURES AND THE LOCATION OF RESIDENTIAL UNITS.
5. IN THE EVENT THAT FUTURE PHASES OF BOCA ROYALE GOLF AND COUNTRY CLUB ARE DEVELOPED SOUTH OF THE BOUNDARY SHOWN ON THIS PLAN, STREETS TO FUTURE PHASES MAY CONNECT AT THE INTERSECTION OF BOCA ROYALE BOULEVARD AND GRANDE FARMWAY, AS INDICATED BY AN ASTERISK.
6. NO CHANGES TO RESIDENTIAL TYPES OR DENSITIES ALLOWABLE BY CURRENT ZONING DESIGNATIONS ARE PROPOSED.
7. THE ON-SITE WETLANDS AND REQUIRED UPLAND BUFFERS SHALL BE PRESERVED AND LABELED AS PRESERVED ON FUTURE SITE PLANS AT THE TIME OF DEVELOPMENT. ALL PROPOSED IMPACTS (INCLUDING ROAD ALIGNMENTS) SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE RESOURCE PERMITTING DIVISION IN ACCORDANCE WITH THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS AT THE TIME OF SUBDIVISION PLAN APPLICATION.
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9. A STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED FOR ANY FUTURE CONSTRUCTION IN ACCORDANCE WITH THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS AT THE TIME OF SUBDIVISION PLAN APPLICATION. THE LOCATIONS OF FUTURE LAKES ON THIS PLAN ARE CONCEPTUAL AND MAY BE ALTERED DURING THE CONSTRUCTION PLAN PERMITTING PROCESS WITH SARASOTA COUNTY DEVELOPMENT SERVICES.



FOR: BOCA ROYALE GOLF, INC.
TITLE: 9 - HOLE ADDITION
BOCA ROYALE GOLF COURSE
DESC: SPECIAL EXCEPTION CONCEPT PLAN

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISION	DATE	BY
1	MISC. REVISIONS	6/17/01	NKM
2	MISC. REVISIONS	7/31/01	WKM
3	ADDED FUTURE LAKES AND NOTE NO. 9	6/16/02	WKM
4	ADDED GATE LOCATION	3/18/02	WKM

Kimley-Horn and Associates, Inc.
SUITE 100
5584 POTTER PARK DR.
SARASOTA, FLORIDA 34231
TEL: (813) 925-2557
FAX: (813) 925-2551
Design By: RVB | Drawn By: NKM | Checked By: RVB | Proj. No.: 480530

A

COUNTY OF SARASOTA, FLORIDA

Board of County Commissioners
Sarasota County Growth Management Business Center

Date: December 13, 2002

MEMORANDUM TO:

Brenda L. Patten
720 S. Orange Ave.
Sarasota, FL 34236

Community Services, History Center (Dan Hughes)
Development Services, Code Enforcement (Jim LeGay)
Development Services, County Surveyor (Gayle Fosness)
Development Services, Permitting (Martin Duran)
Development Services, Land Dev. (Gene Middaugh /Efrain Duque)
Development Services, Resource Protection (Jim Dierolf)
Development Services, Zoning (Tate Taylor)
Development Services, Permitting (Dave Rinehart)
Emergency Services, Fire Department (Jane Ross)
Environmental Services (John Saraniero/ Robert Wright)
Environmental Services, Natural Resources (Laird Wreford)
Growth Management (Elaine Wickwire/Steve Brown/Jack Wilhelm)
Health/Human Services (Rob Bolesta)
Property Appraiser (Jim Todora)
Public Works, Transportation (Jim Harriott/ Frank Domingo)
Public Works, Stormwater (Steve Suau)
School Board (Ken Marsh)

SUBJECT:

Special Exception No. 1542

PLANNER:

Tom Polk

RESOLUTION NO. 2002-064

PID#: On the back of this memo is a list of all PID's associated with this parcel

ACTION TAKEN ON ABOVE SUBJECT IS AS FOLLOWS:

On May 21, 2002, the Sarasota County Board of Commissioners **GRANTED** Special Exception Petition No. 1542 to allow an additional 9-hole golf course in the RSF-1 (Residential, Single Family, 2.5 units/acre) and RSF-3 (Residential, Single Family, 4.5 units/acre) zone districts, located south of Keyway Road and east of State Road 776 in Sarasota County, Florida.

A copy of Resolution No. 2002-064 is attached for your information.

BY: /s/Jerry Gray
Executive Director
Growth Management Business Center

**Boca Royale Golf and Country Club
Special Exception
Parcel Identification Numbers**

1. Parcel Identification Numbers for Special Exception for Additional 9 Holes of Golf (360.9 acres):

0483-01-0001 - Katherine D. Clark, owner
0484-15-0001 - Boca Royale Golf, Inc., owner
0484-14-0001 - Boca Royale Golf, Inc., owner
0484-14-0002 - Boca Royale Golf, Inc., owner

2. Parcel Identification Numbers for Special Exception to Consolidate 321 acres of Boca Royale Golf and Country Club (Previously Approved by Resolution Nos. 65-92 and 66-111 and Ordinance No. 78-91) with 321.3 acres being added to Boca Royale Golf and Country Club, for a total consolidated conceptual plan of 642.3 acres for all of Boca Royale Golf and Country Club*:

0483-01-0001
0483-05-0002 through 0483-05-0035
0483-03-0001
0483-06-0001 through 0483-06-0027
0483-11-0001 through 0483-11-0035
0483-12-0001 through 0483-12-0046
0483-13-0002 through 0483-13-0009
0483-14-0001 through 0483-14-0024
0484-15-0001
0484-03-0001 through 0484-03-0004
0484-05-0001
0484-05-0002
0484-11-0001
0484-11-0002
0484-14-0001
0484-14-0002
0486-01-0002 through 0486-01-0028
0486-01-1000 through 0486-01-1006
0486-01-2000 through 0486-01-2010
0486-01-4000 through 0486-01-4002
0486-02-1000
0486-01-6000 through 0486-01-6002
0486-01-7000 through 0486-01-7003
0486-02-3001 through 0486-02-3002
0486-01-5000 through 0486-01-5002
0486-08-0002
0486-08-0003
0486-08-1000 through 0486-08-1010
0486-09-0007

*The area for which 9 additional holes of golf are requested overlaps 39.3 acres of the area previously approved as Boca Royale Golf and Country Club.