

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

Kristin Pate, Administrative Specialist
Planning Services
1660 Ringling Boulevard
Sarasota, FL 34236

Charge to: Planning Services
Account# 51800100500489

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012037777 15 PGS
2012 MAR 27 09:39 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1482400



The following property, located on the southwest corner of University Parkway and I-75 in Sarasota County, Florida, owned by Sarasota Associates A-I, LLC, Sarasota Associates B-II, LLC, Sarasota Associates C-III, LLC, Sarasota Associates D-IV, LLC, Sarasota Associates E-V, LLC, Honore Associates I, LLC, and DeSoto Road Associates I, LLC, and described in Resolution No. 2011-237 attached hereto, to allow 1) permit transient accommodations (hotel/motel), 2) permit garden centers with outside merchandise, 3) permit retail sales over 60,000 square feet of gross floor area in a single occupant building, 4) permit outdoor dining from between 10 pm and 3 am Sunday through Saturday except within 150 feet of the west property line, 5) permit indoor and outdoor entertainment after 10 pm except within 200 feet of the west property line, 6) permit additional building height in the CG (Commercial General) zone district and 7) permit a waiver in front, side and rear yards and front, side and rear landscape buffers on property located at the southwest quadrant of the intersection on Interstate-75 and University Parkway in the CG zone district, pursuant to Special Exception Petition No. 1706 filed by Paul Blackletter, Agent, and granted by Sarasota County on December 14, 2011, 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. 2011-237, 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 26th day of March, 2012.




Cynthia A Kusner
Notary Public
State of Florida at Large

This instrument prepared by:
kp



RESOLUTION NO. 2011-237
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1706

WHEREAS, Paul Blacketter, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1706 requesting re-instatement of previously approved Special Exceptions 1640 and Special Exception 1659 to 1) permit transient accommodations (hotel/motel), 2) permit garden centers with outside merchandise, 3) permit retail sales over 60,000 square feet of gross floor area in a single occupant building, 4) permit outdoor dining from between 10 pm and 3 am Sunday through Saturday except within 150 feet of the west property line, 5) permit indoor and outdoor entertainment after 10 pm except within 200 feet of the west property line, 6) permit additional building height in the CG (Commercial General) zone district and 7) permit a waiver in front, side and rear yards and front, side and rear landscape buffers on property located at the southwest quadrant of the intersection of Interstate -75 and University Parkway, Sarasota County, Florida, in a the CG (Commercial General) and RMF-3/PUD zone districts; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 1st day of December, 2011, to consider said Special Exception Petition No. 1706 and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1706 be granted, and

WHEREAS, this Board, after due public notice, did on the 14th day of December, 2011, 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. 1706 does make the following findings:

1. The proposed use is consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan;
2. The proposed use is compatible with the existing land use pattern and designated future uses;
3. There are adequate public facilities available consistent with the level of service standards adopted in the Comprehensive Plan, and as defined and implemented through the Sarasota County Concurrency Management System Regulations, Chapter 94, Article VII of Exhibit A of the Sarasota County Code;
4. The proposed use, singularly or in combination with other special exceptions, will not be detrimental to the health, safety, morals, order, comfort, convenience, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;

5. The proposed use will be adequately buffered to effectively separate traffic, visual impact and noise from existing or intended nearby uses:

6. The subject parcel is adequate in shape and size to accommodate the proposed use:

7. The ingress and egress to the subject parcel and internal circulation will not adversely affect traffic flow, safety or control.

8. The subject property is adequate to accommodate the height and mass of any proposed structure(s).

B. Special Exception Petition No. 1706 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

A PARCEL OF LAND BEING IN SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CG (COMMERCIAL GENERAL)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S.89°23'57"E. ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 1, FOR 1353.05 FEET TO THE NORTHWEST CORNER OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 1; THENCE S.00°30'37"W., ALONG THE WEST LINE OF SAID FRACTION OF SECTION 1, FOR 161.87 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 610 - UNIVERSITY PARKWAY, AS SHOWN IN ROAD PLAT BOOK 2, PAGES 41E-41F, SARASOTA COUNTY PUBLIC RECORDS; THENCE N.82°30'15"E., ALONG SAID RIGHT OF WAY LINE FOR 101.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.82°30'15"E., ALONG SAID RIGHT OF WAY LINE FOR 459.26 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5611.58 FEET, DELTA ANGLE OF 08°05'48", CHORD BEARING N.86°33'09"E., CHORD DISTANCE OF 792.33 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 792.99 FEET; THENCE S.89°23'57"E. ALONG SAID RIGHT OF WAY LINE FOR 7.67 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST ONE QUARTER OF SECTION 1; THENCE S.89°22'13"E. ALONG SAID RIGHT OF WAY LINE FOR 440.75 FEET TO THE END OF SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 610 - UNIVERSITY PARKWAY AND THE BEGINNING OF THE LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 93 - INTERSTATE I-75 AS SHOWN IN ROAD PLAT BOOK 2, PAGE 28B, SAID PUBLIC RECORDS; THENCE S.00°19'34"W. ALONG SAID RIGHT OF WAY LINE FOR 20.02 FEET; THENCE S.89°26'14"E. ALONG SAID RIGHT OF WAY LINE FOR 490.95 FEET; THENCE S.85°35'54"E. ALONG SAID RIGHT OF WAY LINE FOR 462.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 456.00 FEET, DELTA ANGLE OF 57°52'45", CHORD BEARING S.56°40'10"E., CHORD DISTANCE OF 441.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 460.64 FEET; THENCE S.27°45'49"E. ALONG SAID RIGHT OF WAY LINE FOR 566.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4489.66 FEET, DELTA ANGLE OF 12°56'53", CHORD BEARING S.21°18'05"E., CHORD DISTANCE OF 1012.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 1014.61 FEET TO THE

BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 11084.25 FEET. DELTA ANGLE OF 00°10'30", CHORD BEARING S.14°44'13"E., CHORD DISTANCE OF 33.85 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 33.85 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE. S.77°24'13"W. FOR 427.30 FEET; THENCE S.01°59'15"E. FOR 292.93 FEET; THENCE N.86°42'07"W. FOR 624.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 868.19 FEET, DELTA ANGLE OF 09°54'28", CHORD BEARING S.28°49'11"W., CHORD DISTANCE OF 149.94 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 150.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 860.74 FEET. DELTA ANGLE OF 17°46'37", CHORD BEARING S.42°00'07"W., CHORD DISTANCE OF 265.99 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 267.06 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 698.35 FEET, DELTA ANGLE OF 34°09'26". CHORD BEARING S.68°37'52"W., CHORD DISTANCE OF 410.19 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 416.32 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 2497.46 FEET. DELTA ANGLE OF 08°54'38", CHORD BEARING N.87°29'29"W., CHORD DISTANCE OF 388.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 388.40 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 9037.50 FEET, DELTA ANGLE OF 02°19'22", CHORD BEARING N.84°19'12"W., CHORD DISTANCE OF 366.34 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 366.36 FEET; THENCE S.89°39'40"W. FOR 109.38 FEET; THENCE S.89°10'00"W. FOR 371.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1049.58 FEET, DELTA ANGLE OF 14°52'22", CHORD BEARING S.79°43'43"W., CHORD DISTANCE OF 271.68 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 272.45 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 661.23 FEET, DELTA ANGLE OF 26°49'24". CHORD BEARING S.81°06'06"W., CHORD DISTANCE OF 306.74 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 309.56 FEET; THENCE N.90°00'00"W. FOR 22.66 FEET; THENCE N.00°00'00"W. FOR 32.13 FEET; THENCE N.00°30'37"E. FOR 1503.28 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, DELTA ANGLE OF 56°30'21", CHORD BEARING N.27°44'33"W.. CHORD DISTANCE OF 85.21 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 88.76 FEET; THENCE N.55°59'44"W. FOR 139.16 FEET TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, DELTA ANGLE OF 56°31'00", CHORD BEARING N.27°44'14"W., CHORD DISTANCE OF 71.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 73.98 FEET; THENCE N.00°31'16"E. FOR 803.30 FEET TO THE POINT OF BEGINNING.

RMF-3 (RESIDENTIAL MULTI-FAMILY, 13 UNITS/ACRE)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1: THENCE S.89°23'57"E. ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 1, FOR 1353.05 FEET TO THE NORTHWEST CORNER OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 1: THENCE S.00°30'37"W.. ALONG THE WEST LINE OF SAID FRACTION OF SECTION 1. FOR 161.87 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 610 - UNIVERSITY PARKWAY. AS SHOWN IN ROAD PLAT BOOK 2. PAGES 41E-41F. SARASOTA COUNTY PUBLIC RECORDS AND THE POINT OF

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N.89°14'16"W. ALONG THE SOUTH LINE OF THE NORTH ONE HALF OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 1 FOR 2029.36 FEET; THENCE N.00°30'52"E. ALONG THE WEST LINE OF EAST ONE HALF OF NORTHWEST ONE QUARTER OF SAID SOUTHWEST ONE QUARTER OF SECTION 1 FOR 1334.49 FEET; THENCE S.89°17'16"E. ALONG THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER OF SECTION 1 FOR 676.58 FEET; THENCE N.00°30'37"E. ALONG THE WEST LINE OF THE EAST ONE HALF OF SAID NORTHWEST ONE QUARTER OF SECTION 1 FOR 2509.53 FEET TO THE POINT OF BEGINNING.

and the same is hereby approved for Special Exception No. 1706 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.

GENERAL

1. All development shall occur in substantial accordance with the Development Concept Plan date stamped November 8, 2011, which implements the project supplement entitled "New Urban Design Criteria for The Sarasota Interstate Park of Commerce (SIPOC)" date stamped June 1, 2007 and attached hereto as Exhibits "A-1," "A-2" and "B" respectively. This does not imply or confer any variance from applicable zoning or land development regulations.
2. All development on the subject property (i.e., preliminary plans, site and development plans, final plats, and construction plans) shall comply with the Development Order for the Sarasota Interstate Park of Commerce (SIPOC) Development of Regional Impact (DRI), as amended.

CG W/Special Exceptions

1. Transient accommodations are hereby granted, providing that no more than 500 rooms with or without kitchen facilities are constructed.
2. Garden Center with Outdoor Merchandise is permitted and the north side of the garden center shall be screened from view.
3. Retail sales occupants may exceed 60,000 square feet of gross floor area in a single building.
4. Outdoor dining is hereby permitted between the hours of 10 pm and 3 am Sunday through Saturday, except within 150 feet of the west property line.
5. Indoor entertainment is hereby permitted after 10 pm, except within 200 feet of the west property line.
6. Outdoor entertainment is hereby permitted until 12 a.m. (midnight), except within 200 feet of the west property line.
7. A height increase in excess of 35 feet to a maximum of 85 feet is hereby granted.
8. Permit waiver of perimeter structure setback and landscape buffers required pursuant to zoning ordinance section 6.11.2.e(1).

RMF-3/PUD W/Special Exceptions

1. Outdoor dining is hereby permitted between the hours of 10 pm and 3 am Sunday through Saturday, only within areas east of Cattlemen Road.
2. Indoor entertainment is hereby permitted after 10 pm, only within areas east of Cattlemen Road.

3. Outdoor entertainment is hereby permitted until 12 a.m. (midnight), only within areas east of Cattlemen Road.

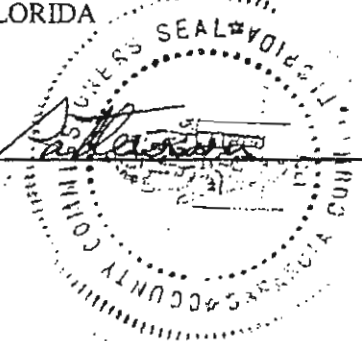
C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 14 day of December, 2011.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By:

Nora Patterson
Chair



ATTEST:

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

By:

Karen E. Rushing
Deputy Clerk

EXHIBIT "A"

SARASOTA INTERSTATE PARK OF COMMERCE DEVELOPMENT CONCEPT PLAN, BINDING

LOCATED IN
SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

LEGEND

- PROPERTY LINE
- - - PROPOSED ZONING LINE



RECEIVED 11-8-11

<p>DATE: 11/8/11 JOB NO.: 11-0000 SCALE: 1"=100'</p>	<p>DEVELOPMENT CONCEPT PLAN EXHIBIT A-1 SARASOTA INTERSTATE PARK OF COMMERCE SARASOTA COUNTY, FLORIDA</p>	<p>THE USE OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF BENDERSON DEVELOPMENT COMPANY, LLC.</p>	<p>REVISIONS</p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> </table>	1		2		3		4		5		6		7		<p>BENDERSON DEVELOPMENT COMPANY, LLC SARASOTA COUNTY, FLORIDA Phone: 941.555.1111 Fax: 941.555.1112</p>
1																		
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EXHIBIT A-2

SARASOTA INTERSTATE PARK OF COMMERCE

DEVELOPMENT CONCEPT PLAN, BINDING

LOCATED IN: SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST

SARASOTA COUNTY, FLORIDA

PROPOSED ZONING CHART

CG W/SPECIAL EXCEPTIONS	178.99 ACRES
<u>RMF-3W / PUD OVERLAY (CG USES)</u>	<u>97.33 ACRES</u>
TOTAL	276.32 A.C.

SITE DATA

PROJECT ACREAGE	276.32 ACRES
STORMWATER FACILITY EASEMENT ACREAGE	101.8 ACRES (Park)
BLDG COVERAGE MAXIMUM	55.3 ACRES (20%)
MAX COMMERCIAL BLDG AREA W/IN RMF-3/PUD	9,733 A CRES (10%)
MIN. OPEN SPACE	82.9 ACRES (30%)
STORM WATER FACILITIES	3.0 ACRES
BUFFERS	7.5 ACRES
PRESERVATION AREA	73.2 ACRES
IMPERVIOUS AREA MAXIMUM	183.4 ACRES (70%)
PERVIOUS AREA MINIMUM	82.9 ACRES (30%)

EXISTING ZONING CG W/ SPECIAL EXCEPTIONS & RMF-3/PUD

PROPOSED USES

RETAIL / RESTAURANT	1,680,000 SF, GLA
OFFICE	220,000 SF, GLA
THEATER	1,700 SEATS
HOTELS	500 ROOMS WITH MICROWAVES
RESIDENTIAL	750 MINIMUM, 1,750 MAXIMUM (INCLUDES 50 LIVE WORK UNITS)
	• 1,265 UNITS MAX IN RMF-3 (13 UNITS / ACRE)
	• 485 UNITS MAX IN CG (2.7 UNITS / ACRE)

FLOOD ZONE "C" Panel Nos. 1251440075 D/1251440154 E

PARKING CALCULATIONS

USE	UNIT	REQ'D* / PROVIDED PARKING RATIO	REQ'D* / PROVIDED PARKING SPACES
RETAIL/OFFICE/RESTAURANT/ MIXED USE **	1,850,000 SF, GLA	4 SP/1000 SF	7,400
THEATER	1,700 SEATS	1 SP/3 SEATS	567
TRANSIENT ACCOMADATIONS	500 ROOMS	1 SP, ROOM PLUS 1 SP/10 ROOMS	550
RESIDENTIAL UNITS	1,750 UNITS	2 SP/UNIT PLUS 1 SP/5 UNITS	3,850
TOTAL PARKING SPACES REQUIRED			12,367
TOTAL PARKING SPACES PROVIDED			12,367

*THE PROJECT MAY PROVIDE PARKING PER SECTION 7.1.11 ALTERNATIVE PARKING PLANS

**WHERE ANY INDIVIDUAL USE COMPRISING 20% OF THE TOTAL GROSS LEASABLE AREA SHALL BE CALCULATED SEPARATELY

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EXHIBIT A-2 (Cont'd)

CG W / SPECIAL EXCEPTIONS

(1) PERMIT TRANSIENT ACCOMMODATIONS (HOTEL/MOTEL); (2) PERMIT GARDEN CENTER WITH OUTSIDE MERCHANDISE; (3) PERMIT RETAIL SALES OVER 60,000 SQUARE FEET OF GROSS FLOOR AREA IN A SINGLE OCCUPANT BUILDING; (4) PERMIT OUTDOOR DINING UNTIL 3 A.M., SUNDAY THROUGH SATURDAY, EXCEPT WITHIN 150 FEET OF THE WEST PROPERTY LINE; (5) PERMIT INDOOR ENTERTAINMENT AFTER 10 PM; (6) PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, EXCEPT WITHIN 200 FEET OF THE WEST PROPERTY LINE; (7) PERMIT ADDITIONAL BUILDING HEIGHT NOT TO EXCEED 85 FEET; AND (8) PERMIT WAIVER OF FRONT, SIDE AND REAR YARDS AND LANDSCAPE BUFFERS.

RMF-3 / PUD W / SPECIAL EXCEPTIONS

(1) PERMIT OUTDOOR DINING UNTIL 3 A.M., SUNDAY THROUGH SATURDAY, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD; (2) PERMIT INDOOR ENTERTAINMENT AFTER 10 PM, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD; AND (3) PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD.

RMF-3 PUD MODIFICATIONS

(1) PERMIT WAIVER OF PERIMETER STRUCTURE SETBACK AND LANDSCAPE BUFFERS REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 6.11.2.E(1); (2) PERMIT WAIVER WITHIN AREAS EAST OF CATTLEMEN ROAD OF THE SETBACK REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 6.11.2.E(2) FOR BUILDINGS BETWEEN 35 FEET AND 85 FEET IN HEIGHT.

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EXHIBIT "B"
New Urbanism Design Criteria for
The Sarasota Interstate Park of Commerce (SIPOC)

The University Town Center will be a vibrant mixed use project that implements the guiding principles of New Urbanism as postulated by the Congress of New Urbanism and Stefanos Polyzoides. Use of the *Design Criteria* listed below will ensure the continuity of these principles into perpetuity.

1. Connectivity

- Street network is designed to reduce congestion and create a coherent system
- Pedestrian paths and sidewalks network is extensive and welcoming
- Bicycle use encouraged by safe street designs and amenities
- Regional and local transit are provided to reduce auto use

2. Figural Open Space

- Well-developed system of outdoor spaces encourages pedestrians
- Conservation areas are provided for recreation and natural resource preservation
- Public plazas and other social gathering spaces are widely distributed
- Buildings and spaces are well-linked for a coherent and holistic approach

3. Compactness

- Mixed-use and flex building fabric is the glue which holds the project together
- Community buildings are provided in logical, central locations
- Adjacency of services and housing to de-emphasize the automobile
- "Park-once" facilities reduce multiple auto trips

4. Diversity

- Quality architectural fabric reflects a range of regional traditions
- Variety of housing types and income levels
- Public spaces, variety of uses and activities offer vitality and a well-developed public realm
- Mixture of housing, retail & office to create economic vitality and a true residential community

5. Sustainability

- High capture rates for traffic, created by integration of transit and mixed use
- Stormwater and irrigation systems to capture and reuse water
- Drought-resistant native plants integrated to support outdoor networks
- Application for certification of site plan, by Florida Green Building Coalition
- Additional water conservation accomplished by installing high-efficiency plumbing fixtures
- On-site transit station along with internal trolley system promotes multi-modal functions
- Bicycle and Pedestrian systems connect all land uses
- Bicycle racks provided throughout all land use groups

Received June 1, 2007

R2011-237

EXHIBIT "A"

SARASOTA INTERSTATE PARK OF COMMERCE DEVELOPMENT CONCEPT PLAN, BINDING

LOCATED IN
SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

LEGEND

- PROPERTY LINE
- - - PROPOSED ZONING LINE



RECEIVED 11-8-11

<p>DATE: 11/8/11 SCALE: 1/8"=100'</p>	<p>DEVELOPMENT CONCEPT PLAN EXHIBIT A-1 SARASOTA INTERSTATE PARK OF COMMERCE SARASOTA COUNTY, FLORIDA</p>	<p>REVISIONS</p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> </table>	1		2		3		4		5		6		7		8		9		10		<p>BENDERSON DEVELOPMENT COMPANY, LLC 2141 GUNPOWDER RD., SARASOTA, FL 34237 813.555.1100</p>
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EXHIBIT A-2
SARASOTA INTERSTATE PARK OF COMMERCE
 DEVELOPMENT CONCEPT PLAN, BINDING
 LOCATED IN: SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST
 SARASOTA COUNTY, FLORIDA

PROPOSED ZONING CHART

CG W/SPECIAL EXCEPTIONS	178.99 ACRES
RMF-3W / PUD OVERLAY (CG USES)	97.33 ACRES
TOTAL	276.32 A.C.

SITE DATA

PROJECT ACREAGE	276.32 ACRES
STORMWATER FACILITY EASEMENT ACREAGE	101.8 ACRES (Park)
BLDG COVERAGE MAXIMUM	55.3 ACRES (20%)
MAX COMMERCIAL BLDG AREA W/IN RMF-3/PUD	9,733 ACRES (10%)
MIN. OPEN SPACE	82.9 ACRES (30%)
STORM WATER FACILITIES	3.0 ACRES
BUFFERS	7.5 ACRES
PRESERVATION AREA	73.2 ACRES
IMPERVIOUS AREA MAXIMUM	183.4 ACRES (70%)
PERVIOUS AREA MINIMUM	82.9 ACRES (30%)

EXISTING ZONING CG W/ SPECIAL EXCEPTIONS & RMF-3/PUD

PROPOSED USES

RETAIL / RESTAURANT	1,680,000 SF, GLA
OFFICE	220,000 SF, GLA
THEATER	1,700 SEATS
HOTELS	500 ROOMS WITH MICROWAVES
RESIDENTIAL	750 MINIMUM, 1,750 MAXIMUM (INCLUDES 50 LIVE WORK UNITS)
	• 1,265 UNITS MAX IN RMF-3 (13 UNITS / ACRE)
	• 485 UNITS MAX IN CG (2.7 UNITS / ACRE)

FLOOD ZONE "C" Panel Nos. 1251440075 D/1251440154 E

PARKING CALCULATIONS

USE	UNIT	REQ'D* / PROVIDED PARKING RATIO	REQ'D* / PROVIDED PARKING SPACES
RETAIL/OFFICE/RESTAURANT/ MIXED USE **	1,850,000 SF, GLA	4 SP/1000 SF	7,400
THEATER	1,700 SEATS	1 SP/3 SEATS	567
TRANSIENT ACCOMADATIONS	500 ROOMS	1 SP.ROOM PLUS 1 SP/10 ROOMS	550
RESIDENTIAL UNITS	1,750 UNITS	2 SP/UNIT PLUS 1 SP/5 UNITS	3,850
TOTAL PARKING SPACES REQUIRED			12,367
TOTAL PARKING SPACES PROVIDED			12,367

*THE PROJECT MAY PROVIDE PARKING PER SECTION 7.1.11 ALTERNATIVE PARKING PLANS
 **WHERE ANY INDIVIDUAL USE COMPRISING 20% OF THE TOTAL GROSS LEASABLE AREA SHALL BE
 CALCULATED SEPARATELY

EXHIBIT A-2 (Cont'd)

CG W / SPECIAL EXCEPTIONS

(1) PERMIT TRANSIENT ACCOMMODATIONS (HOTEL/MOTEL); (2) PERMIT GARDEN CENTER WITH OUTSIDE MERCHANDISE; (3) PERMIT RETAIL SALES OVER 60,000 SQUARE FEET OF GROSS FLOOR AREA IN A SINGLE OCCUPANT BUILDING; (4) PERMIT OUTDOOR DINING UNTIL 3 A.M., SUNDAY THROUGH SATURDAY, EXCEPT WITHIN 150 FEET OF THE WEST PROPERTY LINE; (5) PERMIT INDOOR ENTERTAINMENT AFTER 10 PM; (6) PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, EXCEPT WITHIN 200 FEET OF THE WEST PROPERTY LINE; (7) PERMIT ADDITIONAL BUILDING HEIGHT NOT TO EXCEED 85 FEET; AND (8) PERMIT WAIVER OF FRONT, SIDE AND REAR YARDS AND LANDSCAPE BUFFERS.

RMF-3 / PUD W / SPECIAL EXCEPTIONS

(1) PERMIT OUTDOOR DINING UNTIL 3 A.M., SUNDAY THROUGH SATURDAY, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD; (2) PERMIT INDOOR ENTERTAINMENT AFTER 10 PM, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD; AND (3) PERMIT OUTDOOR ENTERTAINMENT UNTIL 12 AM, ONLY WITHIN AREAS EAST OF CATTLEMEN ROAD.

RMF-3 PUD MODIFICATIONS

(1) PERMIT WAIVER OF PERIMETER STRUCTURE SETBACK AND LANDSCAPE BUFFERS REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 6.11.2.E(1); (2) PERMIT WAIVER WITHIN AREAS EAST OF CATTLEMEN ROAD OF THE SETBACK REQUIRED PURSUANT TO ZONING ORDINANCE SECTION 6.11.2.E(2) FOR BUILDINGS BETWEEN 35 FEET AND 85 FEET IN HEIGHT.

EXHIBIT "B"
New Urbanism Design Criteria for
The Sarasota Interstate Park of Commerce (SIPOC)

The University Town Center will be a vibrant mixed use project that implements the guiding principles of New Urbanism as postulated by the Congress of New Urbanism and Stefanos Polyzoides. Use of the *Design Criteria* listed below will ensure the continuity of these principles into perpetuity.

1. Connectivity

- Street network is designed to reduce congestion and create a coherent system
- Pedestrian paths and sidewalks network is extensive and welcoming
- Bicycle use encouraged by safe street designs and amenities
- Regional and local transit are provided to reduce auto use

2. Figural Open Space

- Well-developed system of outdoor spaces encourages pedestrians
- Conservation areas are provided for recreation and natural resource preservation
- Public plazas and other social gathering spaces are widely distributed
- Buildings and spaces are well-linked for a coherent and holistic approach

3. Compactness

- Mixed-use and flex building fabric is the glue which holds the project together
- Community buildings are provided in logical, central locations
- Adjacency of services and housing to de-emphasize the automobile
- "Park-once" facilities reduce multiple auto trips

4. Diversity

- Quality architectural fabric reflects a range of regional traditions
- Variety of housing types and income levels
- Public spaces, variety of uses and activities offer vitality and a well-developed public realm
- Mixture of housing, retail & office to create economic vitality and a true residential community

5. Sustainability

- High capture rates for traffic, created by integration of transit and mixed use
- Stormwater and irrigation systems to capture and reuse water
- Drought-resistant native plants integrated to support outdoor networks
- Application for certification of site plan, by Florida Green Building Coalition
- Additional water conservation accomplished by installing high-efficiency plumbing fixtures
- On-site transit station along with internal trolley system promotes multi-modal functions
- Bicycle and Pedestrian systems connect all land uses
- Bicycle racks provided throughout all land use groups

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