

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

RESOLUTION NO. 84- 418

603735

RE: MASTER DEVELOPMENT ORDER FOR  
THE PALMER RANCH DEVELOPMENT  
OF REGIONAL IMPACT

O.R. 1849 PG 0829

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

SECTION 1. Findings of Fact and Conclusions of Law. The Board of County Commissioners of Sarasota County, Florida ("the Board") hereby makes the following findings of fact and conclusions of law:

1.1 On August 11, 1983, Hugh F. Culverhouse and Golden Eagle Service Corp. d/b/a Palmer Venture; Ivanhoe Land Investment, Inc. ("Ivanhoe"); Palmer Utility Co., Inc. ("Palmer Utility"); Central County Utilities, Inc. ("CCU"); The Bay Venture Corporation, Inc. ("Bay"), all of which are hereinafter collectively referred to as "Palmer Ranch", submitted an Application for Master Development Approval ("AMDA") dated August 3, 1983, for the Palmer Ranch development to Sarasota County and the Southwest Florida Regional Planning Council ("SWFRPC") pursuant to Section 380.06(20), Fla. Stat. (1983).

1.2 The Palmer Ranch development consists of approximately 5,119 acres in Sarasota County, Florida, generally bounded on the north by Clark Road; on the east by I-75; on the west by Beneva Road and U.S. 41; and on the south by the right-of-way of Preymore Road; and more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

1.3 The review of the Palmer Ranch AMDA was carried out according to a tri-party agreement between Palmer Ranch, SWFRPC and Sarasota County.

1.4 On April 11, 1984, the Palmer Ranch AMDA was determined to be sufficient for review by the SWFRPC pursuant to Section 380.06(9)(c), Fla. Stat. (1983).

1.5 On June 15, 1984, Sarasota County published the notice required by Section 380.06(10) Fla. Stat. (1983) for the Palmer Ranch AMDA.

1.6 At a duly noticed public hearing the Sarasota County Planning Commission received all pertinent evidence, including the SWFRPC report and recommendations, and recommended approval of the Palmer Ranch AMDA with conditions.

1.7 At a duly noticed public hearing the Sarasota County Commission received and considered all pertinent evidence, including the SWFRPC report and recommendations and the report and recommendation of the Sarasota County Planning Commission.

1.8 It is the intent of this Master Development Order ("MDO") to specify the additional information which must be submitted with each Application for Incremental Development Approval ("AIDA") and to identify those issues which can result in denial of an AIDA in accordance with the provisions of Section 380.06(20)(b) 1., Fla. Stat. (1983).

1.9 When developed in accordance with the conditions imposed by this Master Development Order, which also requires

1 I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 6/25/84  
R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT, EX - OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY [Signature] DEPUTY

further review of all specific segments of the Palmer Ranch development pursuant to Applications for Incremental Development Approval, the Palmer Ranch development:

(a) Will have a favorable impact on the environment and natural resources of the region;

(b) Will have a favorable economic impact on the economy of the region by providing new employment and business for the residents of the region;

(c) Will efficiently use water, sewer, solid waste disposal, public school facilities, and other necessary public facilities;

(d) Will effectively use public transportation facilities;

(e) Will favorably affect the ability of people to find adequate housing reasonably accessible to their places of employment; and

(f) Will not create an unreasonable additional demand for, or additional use of, energy.

1.10 The proceedings herein relating to the Palmer Ranch AMDA DRI have been conducted in compliance with the provisions of Chapter 380, Florida Statutes; and all conditions precedent to the granting of development approval required by Chapter 380, Florida Statutes, have occurred.

1.11 The proposed Palmer Ranch DRI is not located in an area of critical state concern designated pursuant to the provisions of Section 380.05, Florida Statutes.

1.12 The proposed development does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.

1.13 The proposed Palmer Ranch DRI, subject to the conditions imposed herein, is consistent with the Sarasota County Comprehensive Plan, and not in conflict with other local land development regulations.

1.14 The proposed development is in all material aspects consistent with the report and recommendations of the SWFRPC submitted pursuant to Section 380.06(11), Florida Statutes.

**SECTION 2. Incorporation of AMDA and Associated Documents by Reference.**

2.1 The following information, commitments, and impact mitigating provisions submitted by Palmer Ranch are hereby incorporated in this order by reference:

(a) The Palmer Ranch AMDA including:

- (i) Vol. I - Application for Master Development Approval
- (ii) Vol. II - Maps and Graphics
- (iii) Vol. III - Appendices

(b) Supplemental Sufficiency Responses and other submittals including:

- (i) Vol. IV - Sufficiency Response
- (ii) Vol. V - Sufficiency Response Exhibits
- (iii) February 1984 Final Sufficiency Response Volume

STATE OF FLORIDA  
 COUNTY OF SARASOTA  
 I HEREBY CERTIFY THAT THE FOREGOING IS  
 TRUE AND CORRECT.  
 IN THIS OFFICE, WITNESS MY HAND AND OFFICIAL  
 SEAL THIS DATE 10/21/84  
 2 P. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
 FY. OFFICIO CLERK TO THE BOARD OF COUNTY  
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
 BY: [Signature]  
 DEPUTY CLERK

O.R. 1849 PG 0830

(iv) March 27, 1984 letter from Dent, Pflugner, Rosin with enclosed Sufficiency Report on Drainage and Transportation

2.2 In construing and enforcing the provisions of the documents incorporated in this order by sub-section 2.1, above, the following shall apply:

(a) The most recent response of Palmer Ranch to any AMDA or Sufficiency Question shall control over any previous response, where there is a conflict, otherwise the responses shall be considered cumulative.

(b) Any information, commitments, or impact mitigating provisions in said documents inconsistent with the specific conditions set forth in this resolution and the exhibits hereto shall be deemed superceded and inapplicable.

**SECTION 3. Approval of the Palmer Ranch DRI with Conditions.**

3.1 The AMDA for the Palmer Ranch development of regional impact, as modified in accordance with the provisions of Section 2, above, is hereby approved, subject to compliance with the general and specific conditions contained in Exhibit "B", which is attached hereto and incorporated herein by reference, and further subject to the other conditions and provisions of this Master Development Order.

3.2 The Sarasota County Department of Planning is hereby designated as the local governmental department responsible for receiving and monitoring annual reports required by Chapter 380, Fla. Stat.

3.3 Unless otherwise specifically provided in Exhibit "B", any change proposed by Palmer Ranch to the AMDA, as amended herein, which exceeds the limits established in Section 380.06(17)(b), Florida Statutes, shall be submitted to the County Commission for a determination whether such change constitutes a substantial deviation and, therefore, requires further review pursuant to Section 380.06, Florida Statutes.

**ANNUAL REPORT REQUIREMENTS**

3.4 Palmer Ranch shall submit an annual report pursuant to the requirements of Chapter 380.06 (14) and (16), Florida Statutes, Chapter 9B-16.25, Florida Administrative Code and procedures established by the Southwest Florida Regional Planning Council. This report shall be submitted on the anniversary of the effective date of the Development Order, for each following year until, and including, such time as all terms and conditions of the Development Order are satisfied. Palmer Ranch shall submit this annual report to the Sarasota County Planning Department, the Southwest Florida Regional Planning Council, the Florida Bureau of Land and Water Management, and all affected permitting agencies. The report shall contain:

(a) Changes in the plan of development or phasing for the reporting year and for the next year.

(b) Developed and/or undeveloped tracts of land (other than individual single-family lots) that have been sold to a separate entity or developer.

(c) Identification and intended use of lands purchased, leased or optioned by Palmer Ranch adjacent to the original DRI site, since the Development Order was adopted.

(d) An assessment of the developments' and local government's compliance with conditions of approval contained in

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SEAL THIS DATE 12/21/84  
3  
R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY: *[Signature]*  
DEPUTY CLERK

O.R. 1849 PG 0831

the DRI Master Development Order.

(e) Requests for substantial deviation determinations that were filed in the reporting year and are anticipated to be filed during the following year;

(f) Monitoring reports including:

- (i) The update of continuous studies for the Palmer Ranch Surface Water Management Plan.
- (ii) The results of the continued surface water quality monitoring program as indicated in the Surface Water Quality Assessment for Palmer Ranch (An Annual Report: First Six Months Monitoring, March, 1984) on pages 2.3 and 2.15. In addition, turbidity shall be included as a monitored parameter. Background turbidity shall be monitored to determine future allowable limits.
- (iii) The results of the low-flow analysis performed in each basin on the Palmer Ranch development.
- (iv) A fiscal impact analysis for the entire Palmer Ranch project to date, based on the most current version of the Charlotte Harbor Fiscal Impact Model.
- (v) Wastewater management status: This shall include the current hydraulic design capacity, monthly operating reports for previous twelve months, the plant's treatment efficiency, active service areas including collection and transmission facilities, current methods of effluent disposal and plans for expansion to meet needs for the future year.
- (vi) Water supply system status: This shall include the present potable water needs, potable water services and assessment of future needs for the entire Palmer Ranch site.
- (vii) The present status of solid waste needs.
- (viii) The status and capability of police, fire protection and emergency ambulance service.
- (ix) The status and capability of existing schools or planned facilities to accommodate anticipated students.

(g) Any other requirements as specified by the Southwest Florida Regional Planning Council;

(h) A statement that all persons have been sent copies of the annual report in conformance with Chapter 380.06 (14) and (16), Florida Statutes; and

(i) A copy of any notice of the adoption of a Development Order or the subsequent modification of an adopted Development Order that was recorded by the Applicant pursuant to Paragraph 380.06 (14) (d), Florida Statutes.

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
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SEAL THIS DATE 12/24/84  
R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY *[Signature]*  
DEPUTY CLERK

O.R. 1849 PG 0832

Florida Regional Planning Council or the Florida Bureau of Land and Water Management, these agencies shall notify Sarasota County. Upon such notification or upon non-receipt by Sarasota County of the annual report, Sarasota County shall request in writing that the Applicant submit the report within thirty (30) days. Failure to submit the report after 30 days shall result in Sarasota County temporarily suspending this Development Order, and no new development permit applications shall be granted until the requirements of this subsection are complied with.

3.5 Definitions contained in Chapter 380, Florida Statutes, shall control in the construction of this development order.

**SECTION 4. Enforcement.**

4.1 All conditions, restrictions, and requirements, commitments and impact mitigation provisions contained or incorporated by reference in this development order may be enforced by Sarasota County by action at law or equity, and, in the event Sarasota County prevails in such action at law or equity, it shall be awarded all its costs, including reasonable attorneys' fees.

4.2 The obligations of this development order shall run with the land. Palmer Ranch is bound by the terms of this development order so long as it owns such property. This development order shall be binding upon and inure to the benefit of Palmer Ranch and its assignees or successors in interest. It is hereby declared that the terms and conditions set out in this development order constitute a basis upon which Palmer Ranch, its several assignees, successors in interest, its lenders, and the County may rely in future actions necessary to implement fully the final development contemplated by this development order. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest thereto, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this development order.

**SECTION 5. Severability.**


If any section, sentence, clause, phrase or word of this development order is for any reason held or declared to be invalid, inoperative or void, such holding of invalidity shall not affect the remaining portions of this development order and it shall be construed to have been the intent to pass this development order, without such invalid or inoperative part therein, and the remainder, exclusive of such part or parts, shall be deemed and held to be valid as if such parts had not been included therein, unless to do so would frustrate the intent of this development order.

**SECTION 6. Resolution as Development Order.**

6.1 This Resolution shall be deemed the Master Development Order required pursuant to Section 380.06, Florida Statutes, for the Palmer Ranch DRI.

6.2 Notice of the adoption of this development order and a certified copy of this development order shall be recorded by Palmer Ranch in accordance with Section 380.06 (14) (d)

6.3 The County Clerk shall certify the date upon which certified copies of this development order are deposited in the U.S. mail to the DCA, the SWFRPC, and the agent for Palmer Ranch.

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
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SEAL THIS DATE 12/24/81  
R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY   
DEPUTY CLERK

7.1 This development order shall take effect immediately upon its adoption by the County Commission and the execution of the consent by Palmer Ranch set forth below.

7.2 Notwithstanding any provision to the contrary contained herein, in the event Palmer Ranch does not commence site development of some portion of the property within three years from the date hereof, this development order shall be deemed to be terminated and of no further force or effect.

SECTION 8. Relationship to Other Regulations.

This development order shall not be construed as an agreement on the part of Sarasota County to exempt Palmer Ranch, its successors and assigns, from the operation of any ordinance or other governmental regulation now in effect or hereafter adopted.

SECTION 9. Consent to Provisions of Development Order.

Palmer Ranch, by signing this document in the space hereinafter provided, signifies its approval and assent to the provisions of this development order.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

By: [Signature]  
Chairman

ATTEST:

R. H. HACKNEY, JR., Clerk of the  
Circuit Court and ex officio Clerk  
of the Board of County Commissioners  
of Sarasota County, Florida

By: [Signature]  
Deputy Clerk

The Applicants identified in subsection 1.1, above, and collectively referred to as "Palmer Ranch", do hereby approve and assent to all the terms, conditions, and provisions of the above and foregoing development order and acknowledge that the same are binding upon the Applicants, their successors and assigns.

Witnesses as to  
Palmer Ranch

[Signature]

[Signature]

"PALMER RANCH"  
By: [Signature]  
As its \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20th

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 6/29/84  
6 F. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY: [Signature]  
DEPUTY CLERK

O.R. 1849 PG 0834

*Jay Nagy*  
NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES AUG 20 1987.  
BONDED THRU GENERAL INSURANCE UND.

O.R. 1849 PG 0835

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a certified copy of the foregoing development order was deposited in the U.S. Mail to the Florida Department of Community Affairs, Southwest Florida Regional Planning Council and John C. Dent, agent for Palmer Ranch, this 24<sup>th</sup> day of December, 1984.

*James J. Swisher*  
Deputy Clerk

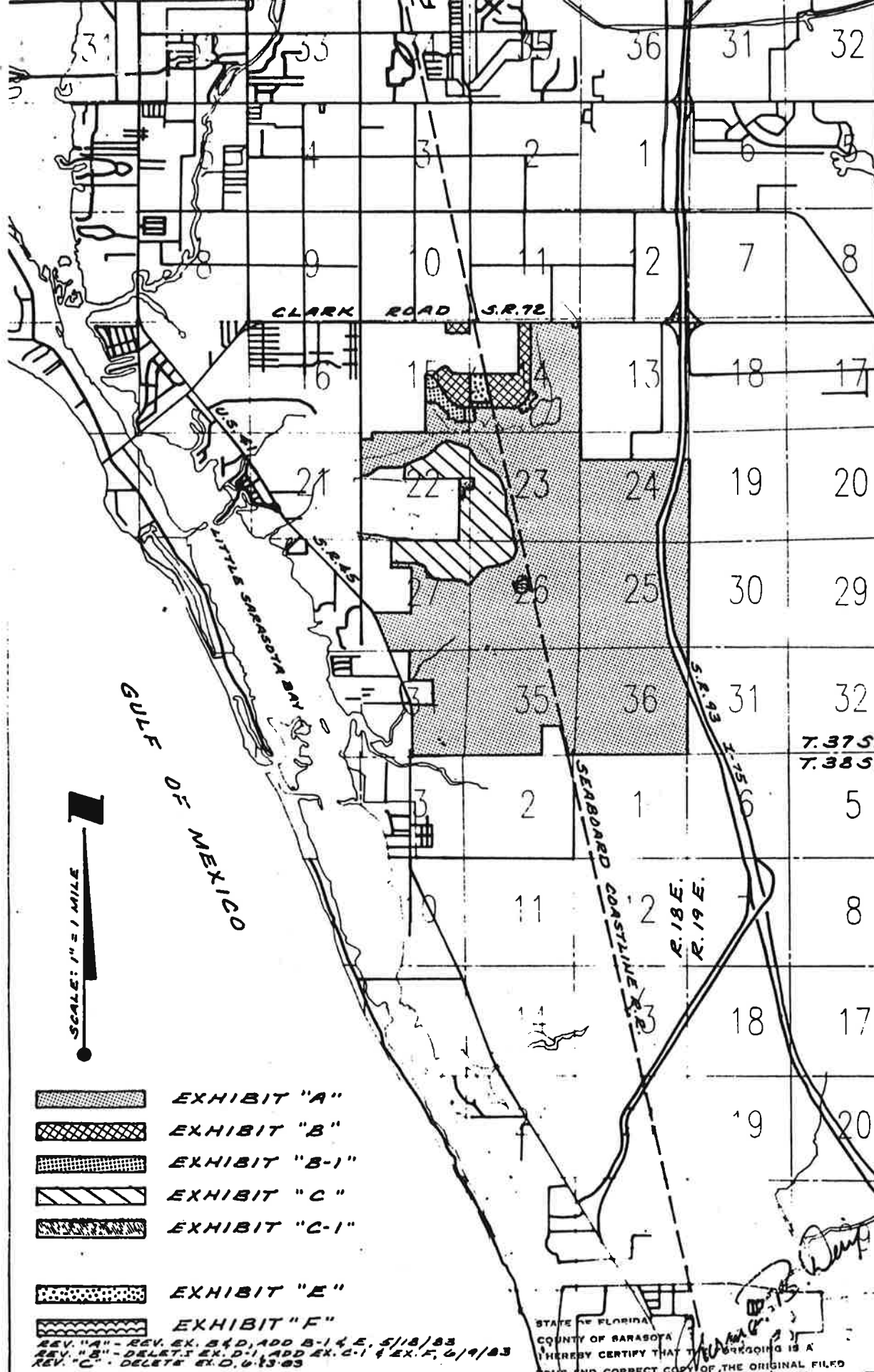
STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
7 TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
IN THIS OFFICE. WITNESSED BY MY HAND AND OFFICIAL  
SEAL THIS DATE 12/24/84  
BY James J. Swisher, CLERK OF THE CIRCUIT COURT,  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY *James J. Swisher*






Exhibit "A" to the Master  
Development Order for the Palmer  
Ranch Development of Regional  
Impact

(A composite exhibit consisting  
of a Sketch of Exhibits "A" -  
"F", together with a series of  
legal descriptions labeled "A",  
"B", "B-1", "C", "C-1", "E" and  
"F")

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
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SEAL THIS DATE 6/22/84  
R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY [Signature]





-  EXHIBIT "A"
-  EXHIBIT "B"
-  EXHIBIT "B-1"
-  EXHIBIT "C"
-  EXHIBIT "C-1"

-  EXHIBIT "E"
-  EXHIBIT "F"

REV. "A" - REV. EX. B & D, ADD B-1 & E, 5/18/83  
 REV. "B" - DELETE EX. D-1, ADD EX. C-1 & EX. F, 6/9/83  
 REV. "C" - DELETE EX. D, 6/13/83

FOR: PALMER VENTURE  
 SKETCH OF EXHIBITS "A"-"F" IN  
 SEC'S. 13-15, 22-27 & 34-36, T.37S., R.18E.  
 AND SEC. 18, T.37S., R.19E.  
 SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA  
 COUNTY OF SARASOTA  
 I HEREBY CERTIFY THAT THE FOREGOING IS A  
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SMALLY, WELFORD, SHANNON AND OFFICIAL  
 CONSULTING ENGINEERS AND SURVEYORS  
 R. H. SARASOTA, FLORIDA  
 DATE 5/10/83  
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
 DRAWING NO. 10095-B-057-B-0837  
 REV. "C"

10095-B-057-B-0837

Exhibit A

Section 14, Township 37 South, Range 18 East; LESS premises conveyed to Robert K. Altman and wife in O. R. Book 388, Page 261 of the Public Records of Sarasota County, Florida; LESS that portion of said Section 14 lying Northerly and Westerly of the Southerly and Easterly right-of-way line of the "Loop Road" described in O. R. Book 1455, Page 961 of said Public Records.

The East Half of Section 15, Township 37 South, Range 18 East; LESS premises excepted from Parcel B recorded in O. R. Book 1168, Pages 1466 thru 1481 of the Public Records of Sarasota County, Florida (see Page 1475); LESS that portion of said Section 15 lying Northeasterly of the Southwesterly right-of-way line of the "Loop Road" described in O. R. Book 1455, Page 961 of said Public Records.

The North Half and the Southeast 1/4 of Section 22, Township 37 South, Range 18 East; LESS premises conveyed to the Church of Jesus Christ of Latter Day Saints in O. R. Book 1137, Page 828 and O. R. Book 1137, Page 829 of the Public Records of Sarasota County, Florida; LESS Ballantrae, a Condominium recorded in Condominium Book 14, Pages 26 thru 26G of said Public Records; LESS The Country Club of Sarasota recorded in Plat Book 24, Pages 16 thru 16K of said Public Records.

Section 23, Township 37 South, Range 18 East; LESS The Country Club of Sarasota recorded in Plat Book 24, Pages 16 thru 16K of the Public Records of Sarasota County, Florida; LESS Lots 3, 4, 5, 6, 11, 12, 13, 42, 43, 49, 50, 52, 53, 64 and 65 of Ridgewood Terrace Estates recorded in Plat Book 2, Page 3 of said Public Records.

Section 24, Township 37 South, Range 18 East; LESS the North Half of the North Half.

Section 25, Township 37 South, Range 18 East.

Section 26, Township 37 South, Range 18 East.

The East Half, the Northeast 1/4 of the Northwest 1/4 and that part of the Southeast 1/4 of the Southwest 1/4 lying Easterly of the Easterly right-of-way line of State Road 45, all in Section 27, Township 37 South, Range 18 East.

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
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SEAL THIS DATE 12/24/84  
D. W. HACKNEY, JR., CLERK OF THE CIRCUIT COURT  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY: *[Signature]*  
DEPUTY CLERK

O.R. 1849 PG 0838

O.R. 1849 PG 0839

That part of the East Half of Section 34, Township 37 South, Range 18 East, lying Easterly of the Easterly right-of-way line of State Road 45; LESS Lots 7, 8 and 9, Block 1 and Lots 4 and 5, Block 4 of Sarasota-Venice Company's Subdivision of the East Half and the Northwest 1/4 of Section 34 recorded in Plat Book A, Page 12 of the Public Records of Sarasota County, Florida.

ALSO that part of the Southwest 1/4 of Section 34, Township 37 South, Range 18 East lying Easterly of the Easterly right-of-way line of State Road 45 and Southerly of the Southerly line of Lot 5, Block 4, Sarasota-Venice Company's Subdivision of the East Half and the Northwest 1/4 of Section 34, recorded in Plat Book A, Page 12 of the Public Records of Sarasota County, Florida.

Section 35, Township 37 South, Range 18 East; LESS premises conveyed to Albert Glueck and wife in O. R. Book 696, Page 247 of the Public Records of Sarasota County, Florida.

Section 36, Township 37 South, Range 18 East.

LESS:

A tract of land lying in Sections 22, 23, 26 and 27 all in Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at a Smailly, Wellford & Nalven concrete monument at the Southeast corner of the Southeast 1/4 of said Section 22: thence S-89°-28'-12"-W along the Southerly line of said Southeast 1/4 a distance of 197.56 feet to a Smailly, Wellford & Nalven concrete monument at the Southeast corner of The Country Club of Sarasota recorded in Plat Book 24, Pages 16 thru 16K of the Public Records of Sarasota County, Florida for the POINT OF BEGINNING (the following 6 calls are to concrete monuments along the lines of The Country Club of Sarasota): thence N-00°-31'-59"-W a distance of 2039.04 feet; thence N-89°-28'-01"-E a distance of 100.00 feet; thence N-00°-31'-59"-W a distance of 250.00 feet; thence N-89°-28'-01"-E a distance of 583.77 feet; thence N-00°-31'-59"-W a distance of 600.49 feet; thence S-89°-28'-01"-W a distance of 4073.67 feet to the Easterly line of Ballantrae, a Condominium recorded in Condominium Book 14, Pages 26 thru 26G of said Public Records; thence N-00°-03'-26"-E along said Easterly line a distance of 650.00 feet to a Smailly, Wellford & Nalven concrete monument at the Southerly line of premises conveyed by Sarasota Realty Development Corporation to the County of Sarasota by Dedication Deed dated March 20, 1980 recorded in O.R. Book 1362, Page 1827 of said Public Records said point being a point on a curve of which the radius point lies N-14°-40'-27"-W a radial distance of 660.00 feet; thence Northeasterly along the arc through a central angle of 45°-43'-33" a distance of 526.72 feet to the PRC of a curve to the right having a central angle of 40°-44'-48" and a radius of 580.00 feet; thence Northeasterly along the arc a distance of 412.48 feet to the PRC of a curve to the left having a central angle of 18°-39'-03" and a radius of 2120.00 feet; thence Northeasterly along the arc a distance of 690.10 feet; thence N-51°-41'-46"-E a distance of 800.00 feet to the PC of a curve to the right having a central angle of 50°-07'-27" and a radius of 620.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 542.40 feet; thence S-78°-10'-47"-E a distance of 847.98 feet to the PC of a curve to the left having a central angle of 27°-09'-15" and a radius of 760.00 feet.

STATE OF FLORIDA  
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SEAL THIS DATE 10/24/83  
R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY: *[Signature]*  
DEPUTY CLERK

O.R. 1849 PG 0840

feet: thence Southeasterly and Northeasterly along the arc a distance of 360.34 feet to the PRC of a curve to the right having a central angle of 84°-09'-28" and a radius of 25.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 36.72 feet to the PRC of a curve to the left having a central angle of 48°-24'-45" and a radius of 1360.00 feet; thence Southeasterly along the arc a distance of 1149.14 feet to the PRC of a curve to the right having a central angle of 57°-49'-16" and a radius of 1240.00 feet; thence Southeasterly along the arc a distance of 1251.37 feet to a line which is 120.00 feet Southwesterly of and parallel with the Westerly right-of-way line of the Seaboard Coast Line Railway (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by Right-of-Way Deed dated November 5, 1910 recorded in Deed Book 23, Page 127 of the aforementioned Public Records; thence S-11°-46'-43"-E along said parallel line a distance of 647.48 feet to the PC of a curve to the right having a central angle of 13°-05'-14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the PRC of a curve to the left having a central angle of 26°-10'-29" and a radius of 1600.00 feet; thence Southeasterly along the arc a distance of 730.94 feet to the PRC of a curve to the right having a central angle of 13°-05'-14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the aforementioned parallel line 120.00 feet Southwesterly of the Westerly right-of-way line of the Seaboard Coast Line Railroad; thence S-11°-46'-43"-E along said parallel line a distance of 953.36 feet to the PC of a curve to the right having a central angle of 96°-45'-34" and a radius of 840.00 feet; thence Southeasterly and Southwesterly along the arc a distance of 1418.57 feet; thence S-84°-58'-51"-W a distance of 810.00 feet to the PC of a curve to the left having a central angle of 62°-08'-54" and a radius of 1660.00 feet; thence Southwesterly along the arc a distance of 1800.59 feet to the PRC of a curve to the right having a central angle of 85°-30'-13" and a radius of 25.00 feet; thence Southwesterly along the arc a distance of 37.31 feet to the PRC of a curve to the left having a central angle of 18°-39'-50" and a radius of 1000.00 feet; thence Northwesterly along the arc a distance of 325.75 feet; thence S-89°-40'-21"-W a distance of 150.00 feet to the PC of a curve to the right having a central angle of 38°-37'-29" and a radius of 1140.00 feet; thence Northwesterly along the arc a distance of 768.51 feet to the PRC of a curve to the left having a central angle of 38°-37'-29" and a radius of 1260.00 feet; thence Northwesterly along the arc a distance of 849.40 feet to a line which is 60.00 feet Northerly of and parallel with the Northerly line of the South Half of the Northwest 1/4 of the aforementioned Section 27; thence S-89°-40'-21"-W along said parallel line a distance of 1338.53 feet to the Easterly line of Pine Tree Village, a Condominium recorded in Condominium Book 17, Pages 44 thru 44I of the aforementioned Public Records; thence N-00°-04'-58"-E along said Easterly line a distance of 1282.26 feet to the Southerly line of the Southwest 1/4 of the aforementioned Section 22; thence N-89°-28'-39"-E along said Southerly line a distance of 1337.06 feet to a capped iron pipe found at the Southwest corner of the Southeast 1/4 of said Section 22; thence N-89°-28'-12"-E along the Southerly line of said Southeast 1/4 a distance of 2498.54 feet to the POINT OF BEGINNING.

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 10/27/84  
R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY: [Signature] DEPUTY CLERK

O.R. 1849 PG 0841

ALSO LESS:

A tract of land lying in Section 15, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 15; thence N-89°-36'-13"-W along the Northerly line of said Southeast 1/4 a distance of 45.00 feet; thence S-00°-16'-17"-W parallel with the Easterly line of said Southeast 1/4 a distance of 1640.00 feet to the POINT OF BEGINNING; thence continue S-00°-16'-17"-W along said parallel line a distance of 459.39 feet; thence N-89°-47'-05"-W a distance of 314.06 feet; thence N-49°-41'-16"-W a distance of 243.35 feet; thence N-89°-10'-38"-W a distance of 476.74 feet; thence N-00°-59'-23"-E a distance of 235.02 feet; thence N-44°-43'-10"-W a distance of 1027.98 feet; thence S-77°-02'-20"-W a distance of 184.18 feet; thence N-47°-24'-29"-W a distance of 145.72 feet; thence N-89°-00'-00"-W a distance of 310.00 feet to the Easterly line of premises excepted from Parcel B, recorded in Instrument dated April 11, 1977 in O.R. Book 1168, Pages 1466 thru 1481 (see Page 1475); thence N-00°-15'-58"-E along said Easterly line a distance of 1244.44 feet; thence S-44°-45'-13"-E a distance of 234.53 feet; thence S-49°-31'-01"-E a distance of 301.04 feet to a point on a curve of which the radius point lies N-45°-14'-48"-E a radial distance of 2340.00 feet; thence Southeasterly along the arc through a central angle of 10°-00'-00" a distance of 408.41 feet; thence S-54°-45'-12"-E a distance of 282.70 feet to the PC of a curve to the right having a central angle of 21°-33'-12" and a radius of 1300.00 feet; thence Southeasterly along the arc a distance of 489.03 feet; thence S-33°-12'-00"-E a distance of 491.93 feet to the PC of a curve to the left having a central angle of 53°-48'-56" and a radius of 950.00 feet; thence Southeasterly along the arc a distance of 892.30 feet to the POINT OF BEGINNING. Containing 41.457 acres.

ALSO LESS:

A tract of land lying in Sections 14 and 15, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 14; thence S-89°-36'-06"-E along the Northerly line of said Southwest 1/4 a distance of 75.00 feet; thence S-00°-16'-17"-W parallel with the Westerly line of said Southwest 1/4 a distance of 1640.80 feet to the POINT OF BEGINNING; thence continue S-00°-16'-17"-W along said parallel line a distance of 458.21 feet; thence N-89°-47'-05"-W a distance of 120.00 feet; thence N-00°-16'-17"-E a distance of 459.39 feet to a point on a curve of which the radius point lies N-02°-59'-03"-E a radial distance of 950.00 feet; thence Easterly along the arc through a central angle of 02°-42'-47" a distance of 44.98 feet; thence S-89°-43'-44"-E a distance of 75.03 feet to the POINT OF BEGINNING, containing 1.263 acres.

ALSO LESS:

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northwest corner of the Southeast 1/4 of said Section 14; thence S-89°-36'-06"-E along the Northerly line of said Southeast 1/4 a distance of 50.00 feet; thence S-00°-13'-09"-W parallel with the Westerly line of said Southeast 1/4 a distance of 77.36 feet to the POINT OF BEGINNING; thence continue S-00°-13'-09"-W a distance of 606.70 feet to the PC of a curve to the right having a central angle of 56°-48'-21" and a radius of 950.00 feet; thence S-00°-13'-09"-W along the arc a distance of 941.88 feet; thence S-63°-42'-34"-E a distance of 792.83 feet; thence N-26°-17'-26"-E a distance of 390.00 feet; thence N-00°-13'-03"-W a distance of 121.02 feet; thence N-26°-00'-00"-E a distance of 670.00 feet; thence N-32°-36'-13"-W a distance of 542.32 feet to the POINT OF BEGINNING, containing 5.151 acres.

O.R. 1849 PG 0842

ALSO LESS:

A tract of land lying in Section 26, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at a S.W.N. concrete monument at the Northwest corner of the Northwest Quarter of said Section 26; thence S-89°-31'-51"-E along the northerly line of said Northwest Quarter a distance of 2420.00 feet to the Westerly right-of-way line of Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Airline Railway by right-of-way deed dated November 5, 1910, recorded in Deed Book 23, page 127. of the Public Records of Sarasota County, Florida; thence S-11°-46'-43"-E along said Westerly line a distance of 978.21 feet to the POINT OF BEGINNING; thence continue S-11°-46'-43"-E along said Westerly line a distance of 1118.75 feet; thence S-38°-52'-35"-W a distance of 473.29 feet; thence S-89°-31'-53"-W a distance of 1022.33 feet; thence N-49°-43'-17"-W a distance of 620.47 feet; thence N-11°-46'-43"-W a distance of 1108.80 feet to a S.W.N. concrete monument set; thence N-84°-58'-51"-E a distance of 681.75 feet to a S.W.N. concrete monument set at the PC of a curve to the left having a central angle of 33°-31'-37" and a radius of 960.00 feet; thence Northeasterly along the arc a distance of 561.75 feet to a S.W.N. concrete monument set; thence S-70°-20'-53"-E a distance of 397.45 feet; thence S-56°-46'-43"-E a distance of 266.59 feet to the POINT OF BEGINNING, containing 61.500 acres.

Excepting from all of the above, right-of-way for S.R. 93, S.R. 681 and Seaboard Coast Line Railroad.

Containing 4284.29 acres, more or less.

STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 12/24/84  
R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT, EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY: *[Signature]*  
DEPUTY CLERK

EXHIBIT B

O.R. 1849 PG 0843

A tract of land in the Northeast  $\frac{1}{4}$  of Section 15, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northwest corner of the Northeast  $\frac{1}{4}$  of said Section 15; thence S-00°-14'-48"-W along the Westerly line of said Northeast  $\frac{1}{4}$  a distance of 50.06 feet to the Southerly line of premises conveyed by Honore A. Palmer and wife to the State of Florida by Deed dated February, 1957, recorded in Deed Book 272 on Page 61 of the Public Records of Sarasota County, Florida (Southerly line of Clark Road - 100 feet wide); thence S-89°-26'-19"-E along said Southerly line a distance of 2664.84 feet to a concrete monument on the Westerly right-of-way line of McIntosh Road (48 feet wide) for the POINT OF BEGINNING; thence S-00°-16'-13"-W along said right-of-way line a distance of 532.67 feet; thence N-89°-26'-19"-W a distance of 1301.15 feet; thence N-00°-14'-48"-E a distance of 532.67 feet to the aforementioned Southerly line of Clark Road; thence S-89°-26'-19"-E along said Southerly line a distance of 1301.37 feet to the POINT OF BEGINNING, containing 15.91 acres.

AND:

A tract of land lying in Section 15, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of said Section 15; thence N-89°-36'-13"-W along the Northerly line of said Southeast  $\frac{1}{4}$  a distance of 24.00 feet to the Westerly right-of-way line of McIntosh Road (48' wide) as shown on the Plat of Sarasota-Venice Company's Subdivision of Sections 14 and 15, Township 37 South, Range 18 East, recorded in Plat Book A on Page 10 of the Public Records of Sarasota County, Florida (Plat Book 2, Page 34 of Manatee County records) for the POINT OF BEGINNING; thence S-00°-16'-17"-W along said Westerly right-of-way line a distance of 1540.68 feet to a point on a curve of which the radius point lies N-01°-53'-13"-E a radial distance of 850.00 feet; thence Northwesterly along the arc through a central angle of 54°-54'-47" a distance of 814.65 feet; thence N-33°-12'-00"-W a distance of 491.93 feet to the PC of a curve to the left having a central angle of 21°-33'-12" and a radius of 1400.00 feet; thence Northwesterly along the arc a distance of 526.65 feet; thence N-54°-45'-12"-W a distance of 282.70 feet to the PC of a curve to the right having a central angle of 10°-00'-00" and a radius of 2240.00 feet; thence Northwesterly along the arc a distance of 390.95 feet; thence N-39°-59'-23"-W a distance of 301.26 feet to the centerline of an existing drainage ditch (the following 6 calls are along said centerline); thence S-62°-42'-01"-E a distance of 271.71 feet; thence S-87°-41'-51"-E a distance of 194.60 feet; thence N-63°-23'-25"-E a distance of 410.11 feet; thence S-82°-16'-13"-E a distance of 114.19 feet; thence S-55°-09'-22"-E a distance of 299.11 feet; thence S-46°-32'-20"-E a distance of 200.53 feet to the aforementioned Northerly line of the Southeast  $\frac{1}{4}$  of Section 15; thence S-89°-36'-13"-E along said Northerly line a distance of 739.20 feet to the POINT OF BEGINNING, containing 40.43 acres.

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 12/24/83  
R. H. WAFKNEY, JR., CLERK OF THE CIRCUIT COURT,  
OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY [Signature]  
DEPUTY CLERK

Exhibit B

AND:

A tract of land lying in Sections 14 and 15, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 14; thence S-89°-36'-06"-E along the Northerly line of said Southwest 1/4 a distance of 775.98 feet to the Westerly right-of-way line of the Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrien C. Honore to Seaboard Air Line Railway by right-of-way deed dated November 5, 1910 recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence S-11°-46'-43"-E along said Westerly right-of-way line a distance of 1573.93 feet to the POINT OF BEGINNING; thence N-89°-43'-44"-W a distance of 1104.59 feet to the PC of a curve to the right having a central angle of 56°-31'-43" and a radius of 850.00 feet; thence Northwesterly along the arc a distance of 838.62 feet; thence N-33°-12'-00"-W a distance of 491.93 feet to the PC of a curve to the left having a central angle of 21°-33'-12" and a radius of 1400.00 feet; thence Northwesterly along the arc a distance of 526.65 feet; thence N-54°-45'-12"-W a distance of 282.70 feet to the PC of a curve to the right having a central angle of 10°-00'-00" and a radius of 2240.00 feet; thence Northwesterly along the arc a distance of 390.95 feet; thence N-39°-59'-25"-W a distance of 301.26 feet to the centerline of an existing drainage ditch (the following 2 calls are along said centerline); thence N-62°-42'-01"-W a distance of 7.79 feet; thence N-77°-48'-05"-W a distance of 270.69 feet; thence S-44°-45'-13"-E a distance of 234.53 feet; thence S-49°-31'-01"-E a distance of 301.04 feet to a point on a curve of which the radius point lies N-45°-14'-48"-E a radial distance of 2340.00 feet; thence Southeasterly along the arc through a central angle of 10°-00'-00" a distance of 408.41 feet; thence S-54°-45'-12"-E a distance of 282.70 feet to the PC of a curve to the right having a central angle of 21°-33'-12" and a radius of 1300.00 feet; thence Southeasterly along the arc a distance of 489.03 feet; thence S-33°-12'-00"-E a distance of 491.93 feet to the PC of a curve to the left having a central angle of 56°-31'-43" and a radius of 950.00 feet; thence Southeasterly along the arc a distance of 937.28 feet; thence S-89°-43'-44"-E a distance of 1125.93 feet to the aforementioned Westerly right-of-way line of the Seaboard Coast Line Railroad; thence N-11°-46'-43"-W along said Westerly right-of-way line a distance of 102.25 feet to the POINT OF BEGINNING, containing 9.732 acres.

O.R. 1849 PG 0844

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 12/27/84  
R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY Kayne  
DEPUTY CLERK



AND:

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of said Section 14; thence S-00°-13'-09"-W along the Easterly line of said Northwest  $\frac{1}{4}$  a distance of 50.55 feet to the Southerly right-of-way line of Clark Road (100 feet wide); thence N-89°-25'-37"-W along said Southerly right-of-way line a distance of 50.00 feet to the POINT OF BEGINNING; thence S-00°-13'-09"-W parallel with the Easterly line of said Northwest  $\frac{1}{4}$  a distance of 3320.29 feet to the PC of a curve to the right having a central angle of 90°-03'-07" and a radius of 850.00 feet; thence Southerly and Westerly along the arc a distance of 1335.95 feet; thence N-89°-43'-44"-W a distance of 571.37 feet to the Easterly line of premises conveyed by Adrien C. Honore to Seaboard Airline Railway by Right-of-way Deed dated November 5, 1910, recorded in Deed Book 23 on Page 127 of the Public Records of Sarasota County, Florida; thence N-11°-46'-43"-W along said Easterly line a distance of 1549.14 feet to the Southerly right-of-way line of Savage Road (48 feet wide) as shown on the Plat of Sarasota-Venice Company's Subdivision of Sections 14 and 15, Township 37 South, Range 18 East, recorded in Plat Book A on Page 10 of the aforementioned Public Records (Plat Book 2, Page 34 of Manatee County records); thence S-89°-36'-06"-E along said Southerly right-of-way line a distance of 1124.78 feet; thence N-00°-13'-55"-E along the Easterly line of Lots 10 and 3 of said Sarasota-Venice Company's Subdivision, a distance of 2661.80 feet to the aforementioned Southerly right-of-way line of Clark Road; thence S-89°-25'-37"-E along said Southerly right-of-way line a distance of 618.81 feet to the POINT OF BEGINNING, containing 89.24 acres.

AND:

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of said Section 14; thence S-00°-13'-09"-W along the Easterly line of said Northwest  $\frac{1}{4}$  a distance of 50.55 feet to the Southerly right-of-way line of Clark Road (100 feet wide) for the POINT OF BEGINNING; thence N-89°-25'-37"-W along said Southerly right-of-way line a distance of 50.00 feet; thence S-00°-13'-09"-W parallel with the Easterly line of said Northwest  $\frac{1}{4}$  a distance of 3320.29 feet to the PC of a curve to the right having a central angle of 90°-03'-07" and a radius of 850.00 feet; thence Southerly and Westerly along the arc a distance of 1335.95 feet; thence N-89°-43'-44"-W a distance of 571.37 feet to the Easterly right-of-way line of the Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrien C. Honore to Seaboard Air Line Railway by right-of-way deed dated November 5, 1910 recorded in Deed Book 25, Page 127 of the Public Records of Sarasota County, Florida; thence S-11°-46'-43"-E along said Easterly right-of-way line a distance of 102.25 feet; thence S-89°-43'-44"-E a distance of 550.02 feet to the PC of a curve to the left having a central angle of 90°-03'-07" and a radius of 950.00 feet; thence Easterly and Northerly along the arc a distance of 1493.12 feet; thence N-00°-13'-09"-E a distance of 3319.67 feet to the aforementioned Southerly right-of-way line of Clark Road; thence N-89°-25'-37"-W along said Southerly right-of-way line a distance of 50.00 feet to the POINT OF BEGINNING, containing 12.156 acres.

COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 6/20/84  
R. W. HARKNEY, JR., CLERK OF THE CIRCUIT COURT, EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY *[Signature]*  
DEPUTY CLERK

O.R. 1849 PG 0845

EXHIBIT B-1

O.R. 1849 PG 0846

A tract of land lying in Section 15, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 15; thence N-89°-36'-13"-W along the Northerly line of said Southeast 1/4 a distance of 45.00 feet; thence S-00°-16'-17"-W parallel with the Easterly line of said Southeast 1/4 a distance of 1640.00 feet to the POINT OF BEGINNING; thence continue S-00°-16'-17"-W along said parallel line a distance of 459.39 feet; thence N-89°-47'-05"-W a distance of 314.06 feet; thence N-49°-41'-16"-W a distance of 243.35 feet; thence N-89°-10'-38"-W a distance of 476.74 feet; thence N-00°-59'-23"-E a distance of 235.02 feet; thence N-44°-43'-10"-W a distance of 1027.98 feet; thence S-77°-02'-20"-W a distance of 184.18 feet; thence N-47°-24'-29"-W a distance of 145.72 feet; thence N-89°-00'-00"-W a distance of 310.00 feet to the Easterly line of premises excepted from Parcel B, recorded in Instrument dated April 11, 1977 in O.R. Book 1168, Pages 1466 thru 1481 (see Page 1475); thence N-00°-15'-58"-E along said Easterly line a distance of 1244.44 feet; thence S-44°-45'-13"-E a distance of 234.53 feet; thence S-49°-31'-01"-E a distance of 301.04 feet to a point on a curve of which the radius point lies N-45°-14'-48"-E a radial distance of 2340.00 feet; thence Southeasterly along the arc through a central angle of 10°-00'-00" a distance of 408.41 feet; thence S-54°-45'-12"-E a distance of 282.70 feet to the PC of a curve to the right having a central angle of 21°-33'-12" and a radius of 1300.00 feet; thence Southeasterly along the arc a distance of 489.03 feet; thence S-33°-12'-00"-E a distance of 491.93 feet to the PC of a curve to the left having a central angle of 53°-48'-56" and a radius of 950.00 feet; thence Southeasterly along the arc a distance of 892.30 feet to the POINT OF BEGINNING, containing 41.457 acres.

AND:

A tract of land lying in Sections 14 and 15, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 14; thence S-89°-36'-06"-E along the Northerly line of said Southwest 1/4 a distance of 75.00 feet; thence S-00°-16'-17"-W parallel with the Westerly line of said Southwest 1/4 a distance of 1640.80 feet to the POINT OF BEGINNING; thence continue S-00°-16'-17"-W along said parallel line a distance of 458.21 feet; thence N-89°-47'-05"-W a distance of 120.00 feet; thence N-00°-16'-17"-E a distance of 459.39 feet to a point on a curve of which the radius point lies N-02°-59'-03"-E a radial distance of 950.00 feet; thence Easterly along the arc through a central angle of 02°-42'-47" a distance of 44.98 feet; thence S-89°-43'-44"-E a distance of 75.03 feet to the POINT OF BEGINNING, containing 1.263 acres.

AND:

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Northwest corner of the Southeast 1/4 of said Section 14; thence S-89°-36'-06"-E along the Northerly line of said Southeast 1/4 a distance of 50.00 feet; thence S-00°-13'-09"-W parallel with the Westerly line of said Southeast 1/4 a distance of 77.36 feet to the POINT OF BEGINNING; thence continue S-00°-13'-09"-W a distance of 606.70 feet to the PC of a curve to the right having a central angle of 56°-48'-21" and a radius of 950.00 feet; thence Southwesterly along the arc a distance of 941.88 feet; thence S-63°-42'-34"-E a distance of 292.83 feet; thence N-26°-17'-26"-E a distance of 390.00 feet; thence N-00°-48'-03"-W a distance of 121.02 feet; thence N-26°-00'-00"-E a distance of 542.32 feet to the POINT OF BEGINNING; thence N-32°-36'-13"-W a distance of 542.32 feet to the POINT OF BEGINNING, containing 1.188 acres.

COPIES OF INSTRUMENTS  
HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
IN THIS OFFICE, WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 6/23/83  
P. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

O.R. 1849 PG 0847

1660.00 feet: thence Southwesterly along the arc a distance of 1800.59 feet to the PRC of a curve to the right having a central angle of 85°-30'-13" and a radius of 25.00 feet; thence Southwesterly along the arc a distance of 37.31 feet to the PRC of a curve to the left having a central angle of 18°-39'-50" and a radius of 1000.00 feet; thence Northwesterly along the arc a distance of 325.75 feet; thence S-89°-40'-21"-W a distance of 150.00 feet to the PC of a curve to the right having a central angle of 38°-37'-29" and a radius of 1140.00 feet; thence Northwesterly along the arc a distance of 768.51 feet to the PRC of a curve to the left having a central angle of 38°-37'-29" and a radius of 1260.00 feet; thence Northwesterly along the arc a distance of 849.40 feet to a line which is 60.00 feet Northerly of and parallel with the Northerly line of the South Half of the Northwest 1/4 of the aforementioned Section 27; thence S-89°-40'-21"-W along said parallel line a distance of 1338.53 feet to the Easterly line of Pine Tree Village, a Condominium recorded in Condominium Book 17, Pages 44 thru 44I of the aforementioned Public Records; thence N-00°-04'-58"-E along said Easterly line a distance of 1282.26 feet to the Southerly line of the Southwest 1/4 of the aforementioned Section 22; thence N-89°-28'-39"-E along said Southerly line a distance of 1337.06 feet to a capped iron pipe found at the Southwest corner of the Southeast 1/4 of said Section 22; thence N-89°-28'-12"-E along the Southerly line of said Southeast 1/4 a distance of 2498.54 feet to the POINT OF BEGINNING.  
Containing 494.662 acres.

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
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SEAL THIS DATE 6/24/84  
D. H. MACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY *[Signature]*  
DEPUTY CLERK

Exhibit C

A tract of land lying in Sections 22, 23, 26 and 27 all in Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at a Smally, Wellford & Nalven concrete monument at the Southeast corner of the Southeast 1/4 of said Section 22; thence S-89°-28'-12"-W along the Southerly line of said Southeast 1/4 a distance of 197.56 feet to a Smally, Wellford & Nalven concrete monument at the Southeast corner of The Country Club of Sarasota recorded in Plat Book 24, Pages 16 thru 16K of the Public Records of Sarasota County, Florida for the POINT OF BEGINNING (the following 6 calls are to concrete monuments along the lines of The Country Club of Sarasota): thence N-00°-31'-59"-W a distance of 2039.04 feet; thence N-89°-28'-01"-E a distance of 100.00 feet; thence N-00°-31'-59"-W a distance of 250.00 feet; thence N-89°-28'-01"-E a distance of 583.77 feet; thence N-00°-31'-59"-W a distance of 600.49 feet; thence S-89°-28'-01"-W a distance of 4073.67 feet to the Easterly line of Ballantrae, a Condominium recorded in Condominium Book 14, Pages 26 thru 26G of said Public Records: thence N-00°-03'-26"-E along said Easterly line a distance of 650.00 feet to a Smally, Wellford & Nalven concrete monument at the Southerly line of premises conveyed by Sarasota Realty Development Corporation to the County of Sarasota by Dedication Deed dated March 20, 1980 recorded in O.R. Book 1362, Page 1827 of said Public Records said point being a point on a curve of which the radius point lies N-14°-40'-27"-W a radial distance of 660.00 feet; thence Northeasterly along the arc through a central angle of 45°-43'-33" a distance of 526.72 feet to the PRC of a curve to the right having a central angle of 40°-44'-48" and a radius of 580.00 feet; thence Northeasterly along the arc a distance of 412.48 feet to the PRC of a curve to the left having a central angle of 18°-39'-03" and a radius of 2120.00 feet; thence Northeasterly along the arc a distance of 690.10 feet; thence N-51°-41'-46"-E a distance of 800.00 feet to the PC of a curve to the right having a central angle of 50°-07'-27" and a radius of 620.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 542.40 feet; thence S-78°-10'-47"-E a distance of 847.98 feet to the PC of a curve to the left having a central angle of 27°-09'-55" and a radius of 760.00 feet; thence Southeasterly and Northeasterly along the arc a distance of 360.34 feet to the PRC of a curve to the right having a central angle of 84°-09'-28" and a radius of 25.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 36.72 feet to the PRC of a curve to the left having a central angle of 48°-24'-45" and a radius of 1360.00 feet; thence Southeasterly along the arc a distance of 1149.14 feet to the PRC of a curve to the right having a central angle of 57°-49'-16" and a radius of 1240.00 feet; thence Southeasterly along the arc a distance of 1251.37 feet to a line which is 120.00 feet Southwesterly of and parallel with the Westerly right-of-way line of the Seaboard Coast Line Railway (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by Right-of-Way Deed dated November 5, 1910 recorded in Deed Book 23, Page 127 of the aforementioned Public Records; thence S-11°-46'-43"-E along said parallel line a distance of 647.48 feet to the PC of a curve to the right having a central angle of 13°-05'-14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the PRC of a curve to the left having a central angle of 26°-10'-29" and a radius of 1600.00 feet; thence Southeasterly along the arc a distance of 730.94 feet to the PRC of a curve to the right having a central angle of 13°-05'-14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the aforementioned parallel line 120.00 feet Southwesterly of the Westerly right-of-way line of the Seaboard Coast Line Railroad; thence S-11°-46'-43"-E along said parallel line a distance of 953.36 feet to the PC of a curve to the right having a central angle of 96°-45'-34" and a radius of 840.00 feet; thence Southeasterly and Southwesterly along the arc a distance of 1418.57 feet; thence S-84°-58'-51"-E a distance of 1000.00 feet to the PC of a curve to the left having a central angle of 67°-08'-59" and a radius of 670.00 feet.

O.R. 1849 PG 0848

STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS  
TRUE AND CORRECT COPY OF THE ORIGINAL AS OF  
THIS OFFICE. WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 12/09/83  
J. J. HENNEY, JR., CLERK AT THE CIRCUIT COURT,  
OFFICE CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY *[Signature]*  
DEPUTY CLERK

Project No.1508-36  
Dwg. Index B-1508-36001  
Sheet 1 of 1  
June 9, 1983  
Revised June 23, 1983  
deleting Exhibit D

EXHIBIT C-1

O. R. BOOK 1179, PAGE 747

Begin at a concrete monument marking the Northeast corner of said plat of "The Country Club of Sarasota"; thence S-00°-57'-33"-E, 600.49 feet to a concrete monument; thence S-89°-02'-27"-W, 583.77 feet to a concrete monument; thence S-00°-57'-33"-E, 250.00 feet to a concrete monument; thence S-89°-02'-27"-W, 100.00 feet to a concrete monument; thence N-00°-55'-44"-W, 850.49 feet to a concrete monument; thence N-89°-02'-27"-E, 683.32 feet to the POINT OF BEGINNING. Containing 10.00 acres.

O.R. 1849 PG 0849

SMALLY, WELLFORD & NALVEN, INC. • CONSULTING ENGINEERS AND SURVEYORS

STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT WITNESS/MY HAND AND OFFICIAL  
IN THIS OFFICE THIS DATE 12/27/84  
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R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT  
EX. OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY: *[Signature]*  
DEPUTY CLERK

EXHIBIT E

Part of the Southwest  $\frac{1}{4}$  of Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at a concrete monument found at the Northwest corner of the Southwest  $\frac{1}{4}$  of said Section 14; thence S-00°-16'-16"-W along the Westerly line of the Southwest  $\frac{1}{4}$  of said Section 14 a distance of 1540.84 feet; thence S-89°-43'-38"-E parallel with the Southerly line of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 14 a distance of 75.00 feet to the POINT OF BEGINNING; thence continue S-89°-43'-38"-E along said parallel line a distance of 1029.41 feet to the Westerly right-of-way line (100 feet wide) of the Seaboard Coastline Railroad, Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence N-11°-46'-30"-W along said Westerly right-of-way line a distance of 1536.97 feet to its intersection with a line which is 36 feet Southerly of and parallel with the Northerly line of the Southwest  $\frac{1}{4}$  of said Section 14; thence N-89°-36'-07"-W along said parallel line a distance of 708.64 feet to its intersection with a line which is 75 feet Easterly of and parallel with the Westerly line of the Southwest  $\frac{1}{4}$  of said Section 14; thence S-00°-16'-16"-W parallel with the Westerly line of the Southwest  $\frac{1}{4}$  of said Section 14 a distance of 1504.67 feet to the POINT OF BEGINNING, containing 30.00 acres.

O.R. 1849 PG 0850

SMALLY, WELLFORD & NALVEN, INC. • CONSULTING ENGINEERS AND SURVEYORS

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EXHIBIT F

O.R. 1849 PG 0851

A tract of land lying in Section 26, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at a S.W.N. concrete monument at the Northwest corner of the Northwest Quarter of said Section 26; thence S-89°-31'-51"-E along the northerly line of said Northwest Quarter a distance of 2420.00 feet to the Westerly right-of-way line of Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Airline Railway by right-of-way deed dated November 5, 1910, recorded in Deed Book 23, page 127 of the Public Records of Sarasota County, Florida; thence S-11°-46'-43"-E along said Westerly line a distance of 978.21 feet to the POINT OF BEGINNING; thence continue S-11°-46'-43"-E along said Westerly line a distance of 1118.75 feet; thence S-38°-52'-35"-W a distance of 473.29 feet; thence S-89°-31'-53"-W a distance of 1022.33 feet; thence N-49°-43'-17"-W a distance of 620.47 feet; thence N-11°-46'-43"-W a distance of 1108.80 feet to a S.W.N. concrete monument set; thence N-84°-58'-51"-E a distance of 681.75 feet to a S.W.N. concrete monument set at the PC of a curve to the left having a central angle of 33°-31'-37" and a radius of 960.00 feet; thence Northeasterly along the arc a distance of 561.75 feet to a S.W.N. concrete monument set; thence S-70°-20'-53"-E a distance of 397.45 feet; thence S-56°-46'-43"-E a distance of 266.59 feet to the POINT OF BEGINNING, containing 61.500 acres.

SMALLY, WELLFORD & NALVEN, INC. • CONSULTING ENGINEERS AND SURVEYORS

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EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
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Exhibit "B" to the Master  
Development Order for the Palmer  
Ranch Development of Regional  
Impact

(An exhibit consisting of pages B-1 through B-23)

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STATE OF FLORIDA )  
COUNTY OF SARASOTA ) B-22  
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EXHIBIT "B"

CONDITIONS OF DEVELOPMENT APPROVAL FOR THE PALMER RANCH  
DEVELOPMENT OF REGIONAL IMPACT AND REGIONAL  
AND LOCAL IMPACTS AND INFORMATION REQUIREMENTS  
FOR SUBSEQUENT AIDA'S

O.R. 1849 PG 0854

GENERAL CONDITIONS

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. The Palmer Ranch development shall occur in substantial accordance with all commitments and impact-mitigating actions provided by the Palmer Ranch within the Application for Master Development Approval (and supplementary documents) that are not in conflict with specific conditions for project approval.
2. The review of subsequent Applications for Incremental Development Approval (AIDA's) shall be as prescribed in Paragraph 380.06(20)(b), Florida Statutes. Substantial changes in conditions underlying the approval of the Master Development Order or substantially inaccurate information upon which the Master Development Order was based will be interpreted as changed conditions or inaccurate information that creates a reasonable likelihood of additional adverse regional impact or any other regional impact not previously reviewed by the regional planning agency.
3. All references made herein pertaining to "Palmer Ranch" shall also include any successors in interest of the area covered under the Palmer Ranch AMDA.
4. No development permit shall be granted for residential, commercial or industrial construction within the area subject to the Master Development Order until an Application for Incremental Development has also been finally approved covering the particular area involved.
5. Since improvements are likely to occur in development standards as increments of this development are presented for approval, the determination of "Best Management Practices (BMP's)", "Best Available Control Technologies" and similar development standards referenced in the conditions for development approval shall be made at the time approval for Applications for Incremental Development for that particular increment is sought.
6. Failure to meet any applicable condition for development approval in the Master Development Order (MDO), failure to meet any application for incremental development approval (AIDA) information requirement, or failure to make satisfactory provision for any issue raised by the AIDA information requirements, constitute issues which can result in denial of an AIDA.
7. All conditions for development approval involving deed restrictions shall provide for enforcement by, and the award of attorney's fees to, the County, in addition to enforcement by the Homeowners Association and such other persons as may be appropriate.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

In all appropriate AIDAS the Palmer Ranch shall respond to the following general questions as required in ADA Questionnaire (Form DSP-BLWM-11-76):

Section(s)	1	Statement of Intent
	2,3,4	Applicant Information
	5,6,7	Development Information
	8,9	Permit Information, Statement of Purpose
	10	Instructions
	11	Maps
	12	General Project Description

B-1

STATE OF FLORIDA  
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COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
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SPECIFIC CONDITIONS

AIR QUALITY (Question 13)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. Any pollutant point sources proposed for future Applications for Incremental Development Approval (AIDA) shall meet the Sarasota County standards and obtain the applicable State permits.
2. During construction operations, road grading and land clearing of all incremental phases of Palmer Ranch, the developer shall employ dust control measures such as staging of clearing, seeding, sodding, temporary sediment basins, soil wetting and anti-draft fencing, covering open bodied trucks transporting materials likely to become airborne, and applying suitable material on dirt roads, stockpiles and other surfaces which can create airborne dust.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

SWFRPC Regional Issues (9B-20.14 F.A.C.)

None

Regional and Local Information Requirements

1. In the event that future Applications for Incremental Development Approval (AIDA) contain any potential point sources, as defined by Florida Department of Environmental Regulation rules, these sources shall be addressed in the AIDA and the Palmer Ranch shall obtain the applicable state permits and meet the Sarasota County Standards.

LAND/SOILS (Question 14)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. Soils which correlate with wetlands, as delineated on the Palmer Ranch Vegetation Association Map, shall not be used for development, except as approved by Sarasota County. These soils shall remain as part of the wetlands-conservation-preservation system.
2. During construction activities on the Palmer Ranch, the Palmer Ranch shall employ Best Management Practices (BMP's) for erosion and sedimentation controls. The implementation of these practices shall be reviewed by appropriate Sarasota County departments.
3. No commercial extraction of minerals from the subject site shall occur, provided, however, that materials excavated for lakes may be utilized as fill material elsewhere on the property where permitted.
4. Palmer Ranch agrees to determine the concentration of the naturally occurring radioactive series in the cores taken from proposed excavation for lakes and/or fill materials.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S:

SWFRPC Regional Issues (9B-20.14 F.A.C.)

None

Regional and Local Information Requirements

1. The potential problems of the severe "cutbanks cave" shall be addressed in each AIDA.
2. Recommendations for management of "Severely limited" soils shall be included in each AIDA with the results of the preliminary subsurface soil investigations.

O.R. 1849 PG 0855

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3. A map or drawing depicting soils classified, based on the most current information available. (Such map or drawing may be maps incorporating drainage, wetlands and/or flood prone areas.)
4. Detailed guidelines for erosion and sedimentation control measures to be employed during construction activities shall be provided in each AIDA.

O.R. 1849 PG 0856

VEGETATION & WILDLIFE (Question 18)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. The Palmer Ranch shall protect areas of Wetland Fringing Hammocks and shall closely examine the developments within, and adjacent to, these areas.
2. The Palmer Ranch shall work with the Sarasota County Forester or any other professional forester to develop the vegetative species list for use in the establishment of a visual buffer along the I-75 Corridor.
3. The Palmer Ranch shall consult with the Florida Freshwater Fish & Game Commission and with Sarasota County regarding proper preservation of any eagle habitat.
4. The Palmer Ranch shall locate and flag all active gopher tortoise burrows that would be affected by development.
5. The Palmer Ranch shall follow the specific guidelines provided by the Florida Game & Freshwater Fish Commission and/or other specialists to resolve potential threats to any threatened, endangered and species of special concern on the site.
6. A buffer zone along I-75 shall be established in advance of any development activities to take place adjacent to I-75.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

SWFRPC Regional Issues (9B-20.14 F.A.C.)

(2) Natural Resources

- (g) Impacts on the habitats of endangered, threatened, or rare species.
- (t) Impacts on desirable native plant species.

(9) Land Use

- (b) Impacts on environmentally sensitive areas as depicted in the Council's Land Use Policy Plan.

Regional and Local Information Requirements

1. Areas of native habitats, using Sarasota County Habitat Classification system as indicated in Apoxsee's Environmental Plan Element shall be identified and delineated on Map F.
2. Each AIDA shall include a description of the ecological and/or hydrological values of native habitat including acreages, species diversity, stage of maturity, degree of disturbance, and value to wildlife.
3. A map shall be submitted for each AIDA which depicts and identifies acreage of areas of native habitat that are proposed for preservation and/or alteration.
4. Proposed alterations to the native habitat shall be described in each AIDA.
5. Programs for protection and maintenance of native habitats that are proposed for preservation shall be addressed in each AIDA.

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BY [Signature]  
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- 6. Wildlife (including aquatic life) which nest, feed, reside on or migrate to the site shall be identified. The measures to be taken to protect this wildlife and their habitats shall be specified.
- 7. A detailed statement on what steps will be taken to protect any of the wildlife listed under Number 6 above considered endangered or threatened and species of special concern (as determined by the Sarasota County Environmental Management Department), and their breeding, nesting, and feeding areas.
- 8. Information on the likelihood of the presence of endangered/threatened flora, as defined by the Sarasota County Environmental Management Department, and the description of the protection measures shall be submitted in each AIDA.
- 9. A map shall be submitted which indicates existing native tree masses, and any anticipated major areas of native tree removal.
- 10. The buffer zones along Interstate 75 shall be defined and addressed in appropriate AIDA's.

WATER QUALITY & DRAINAGE (Questions 15 and 22)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

- 1. The Palmer Ranch's consulting engineers have submitted a document entitled Surface Water Quality Assessment Palmer Ranch, Sarasota County, Florida An Interim Report: First Six Months' Monitoring, March, 1984. This document has been submitted prior to being requested and contains more information than usually is required to meet the DRI information requirements. It is the Palmer Ranch's option to implement the recommendations set forth in the Surface Water Quality Assessment which are not included in the following section of the Master Development Order.
- 2. Prior to the submission of any future AIDA, subsequent to the Prestancia AIDA, the results of the Palmer Ranch Surface Water Management Plan shall be submitted to: Sarasota County, the Southwest Florida Regional Planning Council, Florida Department of Environmental Regulation, Florida Department of Natural Resources and the Southwest Florida Water Management District.
- 3. The Palmer Ranch Surface Water Management Plan shall include the following:
  - a. A detailed Watershed Drainage Basin Study to determine the watershed divides and outline the areas for subsequent detailed drainage studies.
  - b. Impacts of a 25-year storm, based on predevelopment conditions for basins and selected sub-basins.
  - c. Update of water quality monitoring program.
  - d. Update of the stormwater management plans generated for each basin or sub-basin.
  - e. Data on stream flow of major drainage channels.
  - f. Data on low-flow analysis based on a selected basin study.
- 4. The Palmer Ranch Surface Water Management Plan shall continue to be implemented through all of the developments, planned on the Palmer Ranch site. The Palmer Ranch shall continue the implementation of the water surface profile program, low-flow analysis and water quality monitoring program. Prior to, or concurrent with the submittal of each AIDA, the Palmer Ranch shall submit to the Engineering Division of the Sarasota County Transportation Department for their review and approval, the results of the detailed drainage basin studies for each new

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 R. M. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
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AIDA development. The Palmer Ranch shall combine the results of the previously completed studies with any new studies within the same basin.

5. Best available control technologies shall be designed into the storm water management plans for both water quantity and quality control. The use of grassed swales, filter systems, underdrains and control structures shall be incorporated into the management plans, as appropriate, for specific sites.
6. The Palmer Ranch shall evaluate each proposed stormwater management technique to alleviate the potential for flooding.
7. Unless other methods are approved by Sarasota County, the use of open bottom catch basins and interconnecting perforated pipes shall be used whenever this means of conveying runoff is necessary. Swales should be used whenever possible rather than "closed systems".
8. The incorporation of wetlands in natural drainage areas shall require approval of the appropriate State and County agencies e.g., SWFWMD, DER, Pollution Control Division of Environmental Services Department and Natural Resources Department. These methods shall be accompanied by an approved monitoring program to provide data on pollutant removal efficiency.
9. The use of wetland areas for stormwater treatment shall be used where feasible and possible in conjunction with retention/detention lakes, ponds or other areas. Stormwater discharges to wetlands that are designated waters of the State may be permitted by appropriate State and/or County agencies to have this prior treatment method (revisions to Chapter 17-25 F.A.C. will be in affect after April 1, 1985). In some instances, however, isolated on-site wetlands may not require prior "treatment", other than conveyance swales, etc., as approved by the Environmental Services Department and other appropriate County and State agencies.
10. The Palmer Ranch or Homeowners Associations shall routinely maintain all stormwater retention/detention systems.
11. All ditches and swales for interior properties, not specifically agreed to be maintained by Sarasota County, shall have an appropriate maintenance program prepared by the Palmer Ranch and approved by Sarasota County for maintenance by the Palmer Ranch during the Palmer Ranch's involvement with Palmer Ranch Properties. These programs shall be required to be continued by Homeowners Associations after the Palmer Ranch's turn over their responsibility to the Associations.
12. Properties developed within the Palmer Ranch property shall have deed restrictions or Homeowner Association rules requiring proper disposal of lawn and garden residues, i.e. grass clippings, etc., as referenced in the Surface Water Quality Assessment Palmer Ranch, Sarasota County, Florida An Interim Report: First Six Months' Monitoring, March, 1984.
13. The Palmer Ranch shall require by contract or other appropriate means during construction, that appropriate measures shall be taken to prevent erosion, turbidity, oils and lubricants from heavy equipment, etc., from entering drainage ditches and canals. The use of sediment basins in conjunction with absorbent filter pads, (to aid in the removal of oils and grease) plus other appropriate controls, must be provided by the contractors. Particulate air pollution must also be kept to a minimum through appropriate control methods.
14. The surface water quality monitoring program being conducted by the Palmer Ranch at this time, in order to determine baseline conditions for the various basins within the Palmer Ranch property, shall continue on a bi-monthly basis for a minimum period of one year, to encompass seasonal variations, i.e., wet season, dry season periods. The parameters shall be those referred to in the Surface Water Quality Assessment Palmer Ranch, Sarasota County, Florida An Interim Report: First Six Months' Monitoring, March, 1984. In addition, turbidity shall be included as a monitored parameter (as referenced in Sarasota County Ordinance No. 72-37, and FDER Rule 17-3, F.A.C.). Background turbidity shall be monitored to aid in determining future

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 R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
 P.V. OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
 BY [Signature]  
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15. Diurnal variations in dissolved oxygen shall be evaluated at selected station locations within the various basins. The Palmer Ranch shall submit the proposed locations and a monitoring plan to the Environmental Services Department and other appropriate County staff for review and approval.
16. Placement of the stream gauging stations shall be agreed to by the appropriate Sarasota County departments. A stream recording gauge at the exit point at the southern boundary of South Creek shall be a priority.
17. Proposed chemical and physical parameters to be monitored at selected gauge stations by Palmer Ranch shall be submitted to the Environmental Services Department for review and approval. The Palmer Ranch shall submit pollutant loading for parameters to be monitored.
18. The selected guage stations shall be determined with the approval of the Pollution Control Division of Environmental Services Department and other concerned County Departments with the intent of providing data on future pollutant loadings and subsequent water quality for the basins, as well as certain potentially critical sub-basins, (e.g., providing additional information on the practical functioning of designed storm-water systems and determining future point sources of pollution).
19. Interior drainage within the various basins shall be investigated by Palmer Ranch for possible sources of pollutant loadings, i.e., point sources and/or non-point sources. The Palmer Ranch shall submit a plan for the proposed drainage basin(s) to be investigated initially or justify the need for no additional investigation. Future phases of development will dictate the need for additional investigations by Palmer Ranch.
20. A program to minimize fertilization of areas controlled by the Palmer Ranch or Homeowners Associations, e.g., golf courses, shall be developed and followed by the Palmer Ranch and any successors. This program shall be submitted for review and approval by the Environmental Services Department prior to opening the golf courses to the public.
21. The following water quality management strategies shall be incorporated within each drainage basin in appropriate AIDA's in addition to the above-referenced requirements.

Elligraw Bayou Basin

- Runoff from the proposed extension of Palmer Ranch Parkway shall be conveyed to detention areas.
- The Palmer Ranch shall maintain and restore, if possible, historical wetland "marsh-like" systems as referred to in Surface Water Quality Assessment Palmer Ranch, Sarasota County, Florida an Interim Report: First Six Months' Monitoring, March, 1984 adjacent to the Elligraw Bayou Channel, as considered appropriate by the County's Senior Ecologist.

Catfish Creek Bayou

- Selected synoptic surveys shall be performed by Palmer Ranch for the headwater basin to exit areas for TKN, NO2, NO3, NH3, TP, PO4-P, and dissolved oxygen, during at least two (2) periods, wet and dry. The proposed selected locations shall be submitted to Environmental Services Department and other appropriate County staff for review and approval.
- The borrow pit lake in the northern portion of the property shall be examined by Palmer Ranch for basic limnological characteristics. The developer shall submit the proposed characteristics for review and approval by the Environmental Services Department and the County's Senior Ecologist.

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STATE OF FLORIDA  
 COUNTY OF SARASOTA )  
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 SEAL THIS DATE 12/24/84  
 D. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
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North Creek Basin

- Station No. 6 shall continue to be monitored by Palmer Ranch for adequate parametric coverage as agreed with the Environmental Services Department.
- Interior drainages shall be investigated by Palmer Ranch for possible sources of pollutant loading, i.e., point sources and/or non-point sources.

South Creek Basin

- Water quality monitoring at Station 7 shall be continued by Palmer Ranch until the source and significance of water quality problems, including the off-site dairy farm, at this station are determined. Findings shall be submitted to the Environmental Services Department for review.

O.R. 1849 PG 0860

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

SWRPC REGIONAL ISSUES (9B-20.14 F.A.C.)

(2) Natural resources

- (e) Impacts on artificial waterways as drainage and stormwater systems.
- (f) Impacts on the use of natural waterways as drainage and stormwater systems.
- (k) Impacts on post-development stormwater runoff conditions in regard to hydroperiod, quantity, and quality of the discharge.
- (o) Impacts on aquifer recharge areas.
- (q) Impacts on quality of groundwater.
- (w) Impacts on the amount of naturally available fresh water.
- (y) Impacts on soil erosion and urban water runoff.

(4) Public Services and Facilities

- (n) Impacts on flood-level control structures.

Regional and Local Information Requirements  
(Question 15 - Water)

1. Describe the existing hydrologic conditions (ground and surface water) on and abutting the AIDA site, including identification and discussion of any potential aquifer recharge areas.
2. Describe in terms of appropriate water quality parameters the existing ground and surface water quality conditions on and abutting the AIDA site which will be influenced by this development.

(Question 22 - Drainage)

1. A stormwater management plan generated for each AIDA site.
2. The various elements of the proposed surface water management plan shall be described on Map G. The design capacity criteria to be used for the various elements shall be discussed. Information as to what design storm (e.g., 10-year 24-hour, 25-year 24-hour, etc.) will be used for what portions of the system, shall also be included.
3. From Map G, the Palmer Ranch shall indicate the total number of acres in each drainage area, and specify the acreage of any portions of drainage areas outside the site boundaries. Storage capacity and acreage of proposed retention areas, and acreage of proposed impervious surfaces shall be included.

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STATE OF FLORIDA  
 COUNTY OF SARASOTA  
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 R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
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4. The Palmer Ranch shall specify and compare the volume and quality of runoff from the site in its existing condition to the anticipated runoff at the end of each phase of development. The Palmer Ranch shall also indicate what provisions will be incorporated in the design of the drainage system to minimize any increase in runoff from the site and to minimize any degradation of water quality in the ultimate receiving body over that occurring in its pre-development state. The major points of discharge for stormwater shall be delineated on Map G.
5. A 25-year storm predevelopment hydrograph shall be generated for each AIDA-site and for the basins affected by the plan. A 25-year storm post-development hydrograph shall be generated for the development, based on the proposed site plan. Attenuation for stormwater detention and retention facilities shall be designed internally for the development to assure that post-development 25-year storm runoff does not exceed the predevelopment design storm.
6. Adequate storage shall be incorporated within each AIDA site to retain runoff from the first inch of rainfall, and sufficient detention or removal shall be provided for the 72-hour recurrent condition.
7. Hydraulic characteristics of the South Creek basin shall be addressed in appropriate AIDA's.
8. Specify who will operate and maintain the drainage system after completion of the development.
9. Address the long term maintenance of lakes and ditches.
10. Address the necessary provisions for mosquito control.
11. Continue the monitoring program referenced in the "Surface Water Quality Assessment for Palmer Ranch (An Interim Report: First Six Months Monitoring, March 1984) prior to and during construction activities. The parameters referred to in this report on Pages 2.3 and 2.15, at the referenced sample station locations shall continue to be monitored. In addition, turbidity shall be included as a monitored parameter (as referenced in Sarasota County Ordinance No. 72-37, and FDER Rule 17-3, F.A.C.). Background turbidity shall be monitored to aid in determining future allowable limits. The results of the monitoring program shall be presented in appropriate AIDA's.
12. If any changes in water quality monitoring locations, parameters and/or frequency are suggested by either the Pollution Control Division of the Environmental Services Department, the Florida Department of Environmental Regulation or the Palmer Ranch, they shall be developed in concert with Sarasota County and/or the appropriate State agency.

WETLANDS (Question 16)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. The perimeters of all wetlands proposed for preservation shall be protected from surrounding development by construction of swales and berms.
2. Data on all natural waterbodies shall be incorporated into the SWMM Computer Model and utilized for natural floodwater storage areas.
3. The proposals for use of wetland areas in conjunction with retention/detention lakes or other areas for stormwater treatment shall be reviewed and approved by the Sarasota County Senior Ecologist and Environmental Services Department.
4. Any localized alterations and/or disturbances to existing wetlands, as a result of occasional road crossings, stormwater culverting, or under-draining shall be engineered with best available technology to mitigate impacts on water quality, normal flow volumes and velocities, and plant

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 R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT, EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
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and animal life. The specific plans shall be submitted to Sarasota County's Natural Resources Management Department for review and approval at the time of submission of detailed site plans.

5. The late succession or "transitional" wetlands should be allowed to rejuvenate naturally by acting as a natural storage for stormwater runoff and/or should be recreated to a more diverse and viable wetland habitat and revegetated with appropriate naturally occurring plant species, where possible, and as approved by County Staff Forester.
6. The Palmer Ranch shall use the Best Management Practices (BMP's) as outlined in the Palmer Ranch Surface Water Management Plan in order to assure the quality of water entering wetlands areas, and to assure that wetland hydroperiods are maintained.
7. The Palmer Ranch shall create a productive littoral zone in all graded lakes and negotiate any lake creation with Sarasota County and, if required, the Florida Department of Environmental Regulation.
8. The Palmer Ranch shall maintain and enhance the hydroperiods of maintained wetlands, and protect their vegetation in areas subject to water level fluctuation.
9. The Palmer Ranch shall perform a 1-year monthly hydraulic low-flow analysis for each basin on the Palmer Ranch development and submit the results to the Sarasota County Senior Ecologist for approval.
10. The Palmer Ranch shall construct a simulation model to predict the hydroperiod for different months of the year and to predict how low-flow will effect water quality as a function of residence time within the system.
11. Any proposed wetland's modifications/alterations shall be consistent with Apoxsee's Environmental Plan Element and shall be reviewed and approved by the Sarasota County's Senior Ecologist.
12. Sedimentation and erosion control measures shall be instituted and maintained around wetlands during construction activities, until appropriate vegetative cover is established to trap sediments and nutrients, as approved by the Sarasota County Senior Ecologist.

**B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S**

**SWFRPC Regional Issues (9B-20.14 F.A.C.)**

- 2) Natural Resources
  - (b) Impacts on the quality and productivity of saltwater and fresh-water wetland systems.
  - (d) Impacts on quality and productivity of submerged bottom communities.
  - (n) Impacts on maintenance and restoration of wetland areas.
- 5) Transportation
  - (c) Impacts of transportation facilities on natural sheet flow, wetlands, or aquifer recharge areas.

**Regional and Local Information Requirements**

1. All wetlands shall be identified on Vegetation Map F at a 1 inch=200 ft. scale.
2. How many acres of wetlands are found on the site? For these purposes, wetlands are described as areas which are subjected to permanent or prolonged periods of inundation or saturation (water is at the soil surface at least two to seven months, <sup>STATE OF FLORIDA</sup> <sup>COUNTY OF SARASOTA</sup> <sup>SEVEN OUT OF TEN YEARS</sup>), and/or which exhibit vegetative communities <sup>AND/OR SOIL TYPES CHARACTERISTIC</sup> of this hydroperiod.

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 SEAL THIS DATE 10/27/84  
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 OFFICIO CLERK TO THE BOARD OF COUNTY  
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
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3. Data for each impacted wetland including species makeup, degree of disturbance, acreage, and ecological values categorized in terms consistent with those detailed in Apoxsee.
4. Any wetland alteration/modification, as well as proposed mitigation measures shall be addressed to comply with guidelines of the Apoxsee's Environmental Plan Element.
5. A map indicating which areas of native habitats will be preserved and which areas will be disturbed by development activities.
6. Description of the maintenance program for these wetland areas that are proposed for preservation.
7. The revegetation program for the littoral zone of the proposed lakes including shoreline profiles (slopes), proposed planting of vegetation and maintenance programs shall be presented in full detail in each AIDA.

LAND USE/HOUSING (Question 12 & 32)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. Prior to, or concurrent with, the submission of the next AIDA to "Palmer Ranch", subsequent to the "Prestancia" AIDA, the Palmer Ranch shall submit a plan and a map for low and moderate income housing, as defined by the U.S. Department of Housing and Urban Development to Sarasota County and the Southwest Florida Regional Planning Council. Information submitted shall include identification of areas set aside for low and moderate income housing, the amount of this type of housing needed based on the number of percentage of low and moderate family income in Sarasota County, and the manner in which those properties will be developed in Sarasota County. (The value of low income housing is based on 50% and moderate income housing is based on 80% of the medium family income in Sarasota County, multiplied by an affordability index of 3.0).
2. The Palmer Ranch shall follow the conceptual development plan as depicted on Map H-2. However, locations of fire stations, schools parks, and commercial parcels may be modified, subject to further analysis in future AIDA's.
3. A total of 10,500 dwelling units will be allowed for the Palmer Ranch Project.
4. Palmer Ranch may be designated a "receiving area" for Transfer of Development Rights (TDRs) as stated in Sarasota County Zoning Ordinance #75-38. Should the approval of such TDRs result in an increase in the number of units beyond that stated in the AMDA, Sarasota County shall, prior to the approval review of the proposed increase, make a Substantial Deviation Determination and notify the Southwest Florida Regional Planning Council and State Land Planning Agency.
5. All residential areas shall be developed as Planned Unit Developments, as provided for by the Sarasota County Zoning Ordinance.
6. The Planned Industrial Center shall be developed under the applicable Planned Commerce Development District Provisions of the Sarasota County Zoning Ordinance; approval to use these provisions must be granted by the Board of County Commissioners, as indicated in this ordinance.
7. Internal Commercial areas for the entire Palmer Ranch and all subsequent increments shall not exceed 99 acres.

STATE OF FLORIDA }  
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 TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
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 SEAL THIS DATE 12/24/84  
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- 8. Parcels QQ and RR shall be relocated to more central locations within the Palmer Ranch to be consistent with the standards of the PUD provisions of the Sarasota County Zoning Ordinance regarding the location and function of internal commercial areas. This should be done in consultation with the Planning Department.
- 9. Parcels B2, F, and KK shall not be considered as internal commercial developments but shall be considered part of Activity Centers designated on Apoxsee's Future Land Use Plan Map. This commercial development would be allowed, provided that at the time of action on subsequent AIDA's, the maximum commercial acreage of these Activity Centers is not exceeded, or that these parcels are indicated as commercial areas, in an approved Sector Plan, for their respective Activity Centers.

B. ISSUES SUBJECT TO FURTHER REVIEW AT AIDA'S

SWFRPC Regional Issues (9B-20.14 F.A.C.)

- (6) Housing
  - (a) Impacts on equal access to an open housing market for all persons.
  - (b) Impacts on the variety of housing types and prices.
  - (c) Impacts on safe and sanitary housing.
  - (e) Impacts on the cost of housing for low- and moderate-income families.
- (8) Human Services
  - (a) Impacts on housing needs of the elderly and handicapped.
  - (b) Impacts on housing needs of low- and moderate-income families.

Regional and Local Information Requirements

- 1. All AIDA submittals of Palmer Ranch shall respond to all questions required for Section 32 Housing: Provision of Residential Units pursuant to the Questionnaire for Development of Regional Impact Application for Development Approval Under Section 380.06(06), Florida Statutes.
- 2. Each AIDA shall indicate if the proposed project will include any low and moderate income housing units. If so, the AIDA shall describe how these units will be provided through the life of the project.
- 3. Densities on residential parcels submitted for the AIDA's shall conform to those indicated on Map H-2, and in the text of AMDA document and be consistent with the intensity level bands of the urban area and semi-rural area shown on Apoxsee's Future Land Use Plan Map.
- 4. In future AIDA's the function and limits of the retail trade service area shall be shown for all internal commercial areas, and other commercial areas if not included in Sector Plans for Activity Centers. This shall include a map of the proposed trade area, existing and proposed population, and a documentation and justification of all methodologies used in analysis.
- 5. Estimate the population increases in each AIDA according to any phasing of development. Indicate the ultimate functional and resident population, and areas of population concentration in each AIDA area.
- 6. Provide the following demographic and housing information. If specific demographic information is not available, use County-wide data.
  - a. Number of persons per household.

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STATE OF FLORIDA )  
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 SEAL THIS DATE 12/29/84  
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- d. Total number of housing units to be built. Indicate type of housing (i.e., single family, duplex, cluster, multi-family), and tenure (i.e., owner occupied versus renter occupied).
- e. Anticipated first year of home sales.
- f. Projected final year of home sales.
- g. Projected number of sales per year by housing type and tenure.
- h. Estimated average sales price per year until build-out occurs.

HISTORICAL AND ARCHAEOLOGICAL (Question 19)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

- 1. If any potential archaeological or historical sites are discovered during the site preparation process of any AIDA, all work in the immediate vicinity of the discovery shall cease, appropriate notice provided to State and County Agencies, and barriers shall be installed around the discovery for a period of 90 days to allow the appropriate State and local agencies to determine the significance of such findings and to engage in any mitigative excavation. Furthermore, if the feature is found to be of National Register of Historic Places significance, the Palmer Ranch shall work to preserve the feature.
- 2. Any significant sites shall be incorporated into ecotonal or buffer edges along streams and drainage ditches; incorporated into wetland preservation/ conservation areas; be isolated as a preservation area or made part of the passive or "natural park" system that is part of the proposed Concept Plan.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

SWFRPC Regional Issues (9B-20.14 F.A.C.)

- (2) Natural Resources.
  - (u) Impacts on significant historical and archaeological sites.

Regional and Local Information Requirements

- 1. A professional survey shall be conducted by a State approved archaeologist prior to the preliminary plat stage of any AIDA. The results of this survey shall be forwarded to th. Florida Division of Archives, History and Records Management Department, the SWFRPC and Sarasota County together with the documentation.

ECONOMY (Question 20)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

- 1. The Palmer Ranch will be responsible for required capital improvements and with approval of Sarasota County, may create an MSTU district on the Palmer Ranch, or a special tax district comprising the boundaries of the Palmer Ranch area. This district may then raise revenues through a combination of: 1) ad valorem tax levies (only on property within the boundaries of the district), 2) special assessments and 3) fees.
- 2. In order for the Palmer Ranch to create an MSTU district or special taxing district developed for the Palmer Ranch, it will be necessary for the Palmer Ranch to work with various County departments responsible for providing the affected capital facilities. In particular, the Palmer Ranch

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and County staff will have to ensure that the proposed MSTU district or special taxing district for the Palmer Ranch will be adequately coordinated and consistent with the Public Facilities Financing Ordinance No. 83-24.

O.R. 1849 PG 0866

**B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S**

SWFRPC Regional Issues (9B-20.14 F.A.C.)

**Economy:**

- (a) Impacts on the economic base in areas with large seasonal unemployment.
  - (c) Impacts on existing and potential tourist industries.
  - (d) Impacts on future high-employment, pollution-free manufacturing.
  - (e) Impacts on the location of industrial and commercial land uses.
  - (f) Impacts on employment levels.
  - (g) Impacts on government costs and revenues to provide services for development.
  - (j) Impacts on financing facilities needed for growth.
  - (k) Impacts on cost-effectiveness of services.
- (4) Public Services and Facilities.

- (a) Impacts on distribution of cost(s) and provision of public or private facilities.
- (b) Impacts on the complete range of facilities available to new and existing development.

Regional and Local Information Requirements

1. An assessment of the cumulative fiscal impact of all development to and including that proposed in the AIDA under review.
2. Specific commitments for various capital improvements (i.e., transportation, water supply, wastewater, health, fire and police) shall be submitted under the respective Palmer Ranch Commitment sections in each AIDA.
3. The Palmer Ranch shall outline the proposed construction schedule for the identified capital improvements and present the relationship(s) to the adopted "Capital Improvements Program" in Apoxsee.
4. The Palmer Ranch shall provide all information as requested in ADA Question 20 (Economy) and indicated under the economy element of the Three Party Agreement (i.e., A.B. C. D. E). This information shall be incorporated with all other necessary information to run the Charlotte Harbor Fiscal Impact Model.
5. The Palmer Ranch shall submit as part of each AIDA , all information necessary to run the most current version of the Charlotte Harbor Fiscal Impact Model.

TRANSPORTATION (Question 31)

**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

1. In the AMDA, the Palmer Ranch makes references to a proposal for the establishment of a sub-county area MSTU, within the North County Unincorporated Area MSTU, by the Palmer Ranch, comprised of the Palmer Ranch boundaries, for the purpose of exclusively financing public transportation and drainage facilities. The Palmer Ranch shall identify workable MSTU districts for the Palmer Ranch for consideration by

B-13

ATTEST: I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 6/24/87  
 T. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
 OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA.  
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the Board of County Commissioners. Additionally, if the Palmer Ranch intends to pursue the contemplated special taxing district comprising the boundaries of the Palmer Tract Project, the specific components shall be developed and presented to the Board of County Commissioners for approval.

2. In order for the Palmer Ranch to create an MSTU district or special taxing district developed for the Palmer Ranch, it will be necessary for the Palmer Ranch to work with various County departments responsible for providing the affected capital facilities. In particular, the Palmer Ranch and County staff will have to ensure that the proposed MSTU district or special taxing district for the Palmer Ranch will be adequately coordinated and consistent with Ordinance 83-24, the Public Facilities Financing Ordinance.
3. The collector and arterial road network for Palmer Ranch (as shown on AMDA Volume II, Map H-5) shall be constructed to design standards consistent with Sarasota County standards and the F.D.O.T. Manual of Uniform Minimum Standards for Design, Construction, and Highways ("Green Book") standards. The Palmer Ranch shall use the following minimum design standards for the major roadways in the Palmer Ranch development:

	<u>Designation</u>	
	<u>Arterial (Honore)</u>	<u>Collector (Others)</u>
Right-of-Way	120' to 150'	80' to 100'
Posted Speed	45 mph	40 mph
Median Width	19.5'	15.5'
Design speed	50	45

4. As mitigation for the impact of Palmer Ranch traffic Palmer Ranch shall construct one hundred percent (100%) of the following major county roadways as dedicated public roadways at such times as are required in incremental development orders:
  - a. Honore Avenue as a four-lane divided arterial roadway from Clark Road (S.R. 72) to Preymore Street.
  - b. McIntosh Road as a four-lane divided collector roadway from Clark Road (S.R. 72) to US-41.
  - c. Sawyer Loop Road as a collector roadway.
  - d. Palmer Ranch Parkway as a collector roadway from Beneva Road to McIntosh Road, then jogging south before continuing easterly between McIntosh Road and Honore Avenue.
  - e. An unnamed collector roadway connecting Sawyer Loop Road with the eastern extension of Palmer Ranch Parkway near Honore Avenue.
  - f. Mall Drive as a collector roadway from Beneva Road to McIntosh Road.
  - g. Livingston Street as a collector roadway from U.S. 41 to Honore Avenue.

(The major roadways listed above are set in terms of where they enter and exit the Palmer Ranch development.)
5. The Palmer Ranch shall be eligible for MSTU assessment credits, for construction of roadways listed as 4.a, and b., and d. above as provided for in Sarasota County Ordinance No. 83-24.

STATE OF FLORIDA )  
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 SEAL THIS DATE 6/24/81  
 R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
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- 6. Since the major roadways will be dedicated public roadways, Sarasota County will be the responsible agency for maintenance. These responsibilities include only the roadway and drainage facilities and routine maintenance of typical right-of-way areas. If a higher level of maintenance is required for landscaping area, the Palmer Ranch, or the homeowners association shall assume primary responsibility.
- 7. All traffic control signs shall satisfy the standards of the Manual on Uniform Traffic Control.
- 8. Roadway access of subsequent AIDA's of Palmer Ranch onto arterial and collector roadways (as indicated on AMDA Volume II, Map H-5), shall be limited to local roadways and to major driveways. Residential driveway connection to individual lots, and on-street parking shall not be permitted.
- 9. The Palmer Ranch, in subsequent AIDA's, shall use as a general guideline a separation of 1/4 mile between public intersections on arterial and collector roadways.
- 10. Roadways access points of subsequent Palmer Ranch AIDA's onto Honore Avenue shall be limited to an average minimum separation of 1/4 mile.
- 11. The Palmer Ranch shall be required to pay for the following specific access point and off-site intersection improvements, which are required as a result of Palmer Ranch traffic, in subsequent AIDA submittals:
  - (1) External
    - (a) Clark Road (S.R. 72)
      - Sawyer Road West
      - Sawyer Road East
      - Honore Avenue
    - (b) U.S. 41
      - Livingston Avenue
      - McIntosh Road
    - (c) Beneva Road
      - Palmer Ranch Parkway
      - Mall Drive
- 12. The Palmer Ranch shall work with Sarasota County, FDOT, and the Southwest Florida Regional Planning Council to investigate the concept of a new east-west roadway network with a new interchange onto I-75 to serve the project, and to relieve overall project impacts on the surrounding east-west roadway network (Clark Road). Should a new network be found to be desirable, the Palmer Ranch shall modify the master plan for Palmer Ranch to accommodate the extension of Livingstone Street or another appropriate road to I-75.
- 13. The Palmer Ranch shall donate any right-of-way within the project site, as deemed necessary for the widening of Clark Road, US-41, McIntosh Road and Honore Avenue, as determined by the County Engineer of FDOT.
- 14. Regarding public transportation the Palmer Ranch shall:
  - a. Provide bus bays (stops) at strategic points near envisioned major transit stops, along with shelters, lighting, and signage.
  - b. Ensure that cul-de-sacs, if any, are sufficient for bus turn-arounds on collector streets.
  - c. Provide sidewalks to bus stops where appropriate.
- 15. The Palmer Ranch shall provide a pedestrian-circulation system in the Palmer Ranch development.

STATE OF FLORIDA )  
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 D. M. MCKNEY, JR., CLERK OF THE CIRCUIT COURT,  
 THE OFFICIO CLERK TO THE BOARD OF COUNTY  
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
 BY [Signature]  
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**B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S**

**SWFRPC Regional Issues (9B-20.14 F.A.C.)**

**(5) Transportation**

- (b) Impacts on the level of service on regional roadways as defined in the Council's Land Use Policy Plan.
- (d) Impacts on existing or potentially hazardous and congested traffic areas on regional roadways as defined in the Council's Land Use Policy Plan.
- (f) Impacts on existing or proposed parallel frontage roads along major regional roadways, as defined in the Council's Land Use Policy Plan, which impact the level of service along such regional roadways.

**Regional and Local Information Requirements**

1. All AIDA submittals of Palmer Ranch shall respond to all questions required for Section 31 "Public Transportation Facilities". Transportation Considerations within the Development of Regional Impact Application for Development Approval Under Section 380.06(6), Florida Statutes.
2. All AIDA submittals of Palmer Ranch (excluding Prestancia since it was submitted concurrently) shall contain an update of the AMDA transportation analysis for the areas impacted by the AIDA.
3. All AIDA submittals for industrial development shall identify any dependent relationships with existing or proposed aviation, or rail facilities. Outline any new construction proposals involving such facilities resulting from the proposed development.
4. Peak hour traffic volumes and capacities shall be addressed in the AIDA transportation studies for incremental development approvals.
5. Intersection volumes, capacities, and directional traffic flows shall be addressed in the AIDA transportation studies for incremental development approvals.

**WASTEWATER (Question 21)**

**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

1. Central County Utilities has been granted a regional wastewater franchise by the Sarasota County Board of County Commissioners under Resolution No. 83-379. This franchise includes the Palmer Ranch. Prior to any development approval the Palmer Ranch shall document availability of approved wastewater service.

**B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S**

**SWFRPC Regional Issues (9B-20.14 F.A.C.)**

None

**Regional and Local Information Requirements**

1. The Palmer Ranch shall update all projected wastewater flows for each AIDA project.
2. Each AIDA shall include average daily flow in MGD of wastewater generated by each development at the end of each phase.
3. If applicable, the Palmer Ranch shall provide a table describing the volume characteristics and treatment techniques of any industrial or other effluents.

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R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT,  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
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O.R. 1849 PG 0869

WATER SUPPLY (Question 23)

O.R. 1849 PG 0870

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. Existing ground water supplies west and south of I-75 in central and southern Sarasota County are limited and must be protected from over-development in order to prevent degradation of the supply from salt water intrusion, lowered potentiometric levels and other adverse impacts. Accordingly, the water supply system for the development shall be designed to utilize water from the Ringling-MacArthur Tract located east of I-75 to the fullest extent practicable. Wells, reverse osmosis plants, and other sources may be developed and utilized only on a scale, and to the extent, necessary to serve actual development up to the time that water from the Ringling-MacArthur Tract becomes available.
2. The potable water distribution and transmission facility shall be built by Central County Utilities, Inc. All distribution lines and facilities shall be dedicated to Special Utility District Number 1, who will be responsible for operation and maintenance.
3. Prior to the construction and utilization of on-site non-potable water wells, the Palmer Ranch shall apply for and obtain a Consumptive Use Permit (CUP) pursuant to Chapter 40 D-2, F.A.C.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

SWFRPC Regional Issues (9B-20.14 F.A.C)

(2) Natural Resources

- (m) Impacts on saltwater intrusion in those areas listed in the Council's adopted Water Resources of the Region Policy Plan, Section 29I-2.10, Florida Administrative Code.
- (p) Impacts on reuse of nonpotable water and conservation of all water.

(4) Public Services and Facilities

- (k) Impacts on resource supplies for proposed public facilities.
- (m) Impacts on public water supply, comprising resources and facilities.

Regional and Local Information Requirements

1. Potable Water - Each AIDA shall identify potable water needs and the most feasible sources to satisfy potable water demands.
2. Non-potable Water - Each AIDA shall have definitive land use plans which quantify the irrigation and other non-potable water demands and detail the non-potable water supply source to satisfy demands.
3. If any water wells exist, they shall be located during site investigations for each AIDA, at which time, proposed well locations and other information required for non-potable use shall also be delineated and presented in AIDA documents.

SOLID WASTE (Question 24)

A. CONDITIONS FOR DEVELOPMENT APPROVAL


None

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S:

SWFRPC Regional Issues (9B-20.14 F.A.C.) ---

None

B-17

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Regional and Local Information Requirements

- 1. The Palmer Ranch shall provide in each AIDA a letter from General Sanitation Corp., or others, of their ability to adequately service this project.
- 2. The Palmer Ranch shall provide in each AIDA a letter from the Sarasota County Director of Solid Waste indicating the amount of current excess capacity to accommodate the additional refuse.

ENERGY (Question 25)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

- 1. The following energy conservation features shall be incorporated into the final site plans and architecture for all AIDA's of Palmer Ranch and be implemented through appropriate deed restrictions and/or covenants in order to mitigate further the energy impacts of the proposed project:
  - a. Provision of a bicycle/pedestrian system connecting all land uses, to be placed along all arterial and collector roads within the project. This system shall be in compliance with the intent of the Energy Plan Element of Apoxsee and the Sarasota County Land Development Regulations.
  - b. Provision of bicycle racks or storage facilities in recreational, commercial, and multi-family residential areas.
  - c. Cooperation with the Sarasota County Area Transit Authority in the locating of bus stops, shelters, and other passenger and system accommodations when a transit system is developed to serve the project area.
  - d. Use of energy-efficient features in window design (e.g., shading and tinting).
  - e. Use of operable windows and ceiling fans.
  - f. Installation of energy-efficient appliances and equipment.
  - g. Prohibition of deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts (e.g., building orientation, clotheslines, and solar water heating systems).
  - h. Reduced coverage by asphalt, concrete, rock, and similar substances in streets, parking lots, and other areas to reduce local air temperatures and reflected light and heat, in accordance with local regulations.
  - i. Installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas.
  - j. Use of water closets with a maximum flush of 3.5 gallons and shower heads and faucets with a maximum flow rate of 3.0 gallons per minute (at 60 pounds of pressure per square inch).
  - k. Selection of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, fertilizer, maintenance, and other needs. All plant material shall be approved by the County Staff Forester.
  - l. Planting of native shade trees to provide reasonable shade for all recreation areas, streets, and parking areas. All plant material shall be approved by the County Staff Forester.

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 COUNTY OFFICE CLERK TO THE BOARD OF COUNTY  
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- m. Placement of trees to provide needed shade in the warmer months while not overly reducing the benefits of sunlight in the cooler months (Shade in the summer should receive primary consideration.)
- n. Planting of native shade trees for each residential unit. All plant material shall be approved by the County Staff Forester.
- o. Provision for structural shading (e.g., trellises, awnings and roof overhangs) wherever practical when natural shading cannot be used effectively.
- p. Inclusion of porch/patio areas in residential units, when possible.
- q. Energy saving features of individual structures including:
  - common wall housing
  - ceiling, wall, duct and wood floor insulation
  - horizontal and vertical partitions between dwelling units
  - horizontal partitions over non air-conditioned spaces
  - entrance door insulation
  - water heating techniques such as solar, heat recovery, super insulation and heat pumps
  - roofing overhang
  - attic ventilation
- r. Orienting buildings on an East/West axis with 25° variation in either direction for solar strategies.
- s. Use of PUD and cluster techniques to achieve flexibility in building siting.
- t. Maintenance of a high percentage of open space and minimizing the amount of impervious surfaces within individual development parcels.

**B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S**

**SWFRPC Regional Issues (9B-20.14 F.A.C.)**

None

**Regional and Local Information Requirements:**

- 1. With the submittal of subsequent AIDA's, the Palmer Ranch shall indicate what alternative energy sources (e.g., solar energy systems) will be incorporated into the development.
- 2. With the submittal of subsequent AIDA's, the Palmer Ranch shall indicate specific numbers and percentages of residential structures that will utilize the Florida Power & Light "Watt Wise Program".

**EDUCATION (Question 26)**

**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

- 1. The Palmer Ranch shall provide a twenty-acre future school site to the Sarasota County School Board at an appropriate time in the development process that is acceptable to the School Board. The Palmer Ranch shall also work with the School Board in locating a mutually acceptable site if the twenty-acre parcel (Q-1) is not appropriate.

B-19

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- 2. The Palmer Ranch shall work with the School Board regarding the location, timing and cost of future schools. The location(s) of future schools and any financial impacts beyond normal school tax levys shall be negotiated between the Palmer Ranch and the School Board.

**B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S:**

SWFRPC Regional Issues (9B-20.14 F.A.C.)

None

Regional and Local Information Requirements

- 1. The status and capability of existing schools or planned facilities to accommodate anticipated students.
- 2. The size, timing and location of any school sites to be provided by the developer.
- 3. If no school site is to be provided, information supporting the lack of need.

POLICE (Question 29)

**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

- 1. In the event that subsequent studies indicate a need for additional police substations, they shall be incorporated into the main internal commercial area (Village Center) at the time of that development phase.

**B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S**

SWFRPC Regional Issues (9B-20.14 F.A.C.)

None

Regional and Local Information Requirements:

- 1. In AIDA submittals subsequent to Prestancia, the Palmer Ranch shall consult with the Sheriff's Department and incorporate recommendations regarding security from the checklist provided with the letter from Sheriff Hardcastle of September 1, 1983.
- 2. The Palmer Ranch shall indicate the demand that will be generated by each AIDA for police services.
- 3. The Palmer Ranch shall work with the Sheriff's Department with each AIDA submittal in determining the need for any police substations, deputies, patrol cars and equipment and determining the Palmer Ranch's financial commitment.

FIRE PROTECTION/HEALTH CARE (Questions 28 & 30)

**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

- 1. Prior to the issuance of any increment development order subsequent to Prestancia, the Palmer Ranch shall meet with the appropriate fire officials of the South Trail Area Fire Control District and agree on a complete fire protection plan. This plan should include the following items:
  - a. An outline of the fire protection needs of the South Trail Area Fire Control District service area including the Palmer Ranch Master Development area, agreed to by the fire officials and the Palmer Ranch.

B-20

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- b. A description of the steps necessary to meet the fire protection needs, including buildings, equipment, and full-time personnel with specialized training for fire protection.
  - c. A description of the funding mechanism to be used to finance the fire protection needs, and the details of funding of the two fire and rescue facilities.
  - d. A description of how emergency medical facilities will be coordinated with fire protection facilities.
2. The Palmer Ranch shall provide two fire station sites in consultation with the South Trail Fire Department, to determine locations and timing of construction.
  3. Commitment from the Palmer Ranch with respect to early warning detection systems or sprinkler systems in all structures, prior to construction of the water transmission lines.

**B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S**

SWFRPC Regional Issues (9B-20.14 F.A.C.)

None

Regional and Local Information Requirements

1. The Palmer Ranch shall provide an update in each AIDA on existing health care delivery systems which serves the development area as well as an update of the needs of the proposed development for medical services and facilities and fire protection services.
2. The Palmer Ranch shall provide the agreement required under A.1 above.

RECREATION AND OPEN SPACE (Question 27)

**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

1. The Palmer Ranch has indicated that 72 acres of park sites are to be dedicated to Sarasota County, to allow the Palmer Ranch to receive MSTU credits. Specific agreements should be worked out between the Palmer Ranch and the Sarasota County regarding which park sites are eligible for MSTU credits and what the credits will be prior to approval of preliminary subdivision plans.
2. The Palmer Ranch development shall provide at least 200 acres for public and private recreational use.
3. The Palmer Ranch will dedicate to Sarasota County various park parcels, totaling 72 acres. However, prior to accepting any proposed sites, Sarasota County shall either approve or reject any sites that in the judgement of the County are unsuitable for public use, (i.e., poor drainage, poor accessibility, lack of tree cover or too many trees, shape of site, etc.).
4. All of the community-neighborhood parks shall be connected by the pedestrian/circulation system which follows major drainage channels and ecotone-buffer areas. The majority of open space areas shall be available to the public.

**B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S**

SWFRPC Regional Issues (9B-20.14 F.A.C.)

None

Regional and Local Information Requirements

1. Indicate the size, location (Map H); ownership and type of all proposed recreation and open space areas.

B-21

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2. If no neighborhood parks are proposed within an AIDA, the Palmer Ranch shall explain when and how the minimum standard of 46 acres of neighborhood parks will be met for Palmer Ranch through subsequent AIDA submittals.
3. Indicate the location and availability of the community park designed to service the project population.
4. Discuss the relationship of proposed park facilities to the Master Recreation and Open Space Plan.
5. A letter from Sarasota County Parks Department shall be included in each AIDA confirming the suitability of designated open space and recreation areas.

FLOODPLAIN/HURRICANE EVACUATION (Question 17)

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. Minimum habitable first floor elevations shall be set at elevations established by the Sarasota County or the Federal Emergency Management Agency, whichever is greater.
2. No filling shall occur in the 100-year flood plain.
3. The Palmer Ranch shall provide adequate emergency shelter space available to residents of Palmer Ranch.
4. The Palmer Ranch shall construct all facilities to be used for emergency shelter space to be 15 feet above MSL.
5. The Palmer Ranch shall meet with the appropriate officials from the Sarasota County Office of Disaster Preparedness to discuss the use of the Prestancia Clubhouse as a potential shelter and to review the project for adequacy of emergency shelters and evacuation routes.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

SWFRPC Regional Issues (9B-10.14 F.A.C.)

(5) Transportation

- (g) Impacts on roads needed to evacuate areas subject to flooding in an emergency.

Regional and Local Information Requirements

1. Each AIDA shall contain information on hurricane impacts.
2. If the area is subject to category 2 or 3 flooding, information shall be submitted concerning expected flooding levels, building elevations, and shelter plans, as well as any other information deemed necessary.
3. The Palmer Ranch shall consult with the Sarasota County Office of the Disaster Preparedness, prior to the site and development stage of each AIDA. The Sarasota County Office of Disaster Preparedness will review each facility to be used as an emergency shelter, to determine whether it is adequate for a storm shelter. In addition, all evacuation routes shall be reviewed to determine their adequacy in the event of an emergency.

SPECIFIC DRI INFORMATION

In the appropriate AIDA's the Palmer Ranch shall respond to the following questions as required in ADA Questionnaire (Form DSP-BLM-11-76):

- Question 37 - Industrial Plants and Industrial Parks. (Responses A, B, C, D, and E)

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- Question 39 - Office Parks. (Responses A, B, C, and D)
- Question 42 - Schools. (Responses A, and B)
- Question 43 - Shopping Centers. (Responses A, B, and C)

O.R. 1849 PG 0876

Apr 17 1 58 PM '86  
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