

**PALMER RANCH INCREMENT 27 DEVELOPMENT ORDER REVIEW
SARASOTA COUNTY**

Council Recommendations (Attachment I)

On December 14, 2017 the Council recommended conditional approval of the Palmer Ranch Increment 27 Application for Incremental Development Approval (AIDA). The recommended conditions are for issues related to water quality and stormwater, native habitats protection/vegetation and wildlife and land use. A copy of the Council recommendations can be found as Attachment I.

Sarasota County Development Order (Attachment II)

On January 17, 2018 the Board of Sarasota County Commissioners approved the Palmer Ranch Increment 27 Development Order (Ordinance 2017-067). A copy of the development orders (see Attachment II) was rendered to the SWFRPC on January 22, 2018. The 45-day appeal period for the development order expires on March 8, 2018. Staff review of the attached development orders finds that it is consistent with all regional issues and recommendations identified within the Council's Official Recommendations.

RECOMMENDED ACTION: Accept the development orders as rendered.

February 15, 2018

ATTACHMENT I

DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR PALMER RANCH INCREMENT XXVII

BACKGROUND

The Palmer Ranch Master Development of Regional Impact (DRI) is an approved 7,002-acre master planned development generally located west of I-75, south of Clark Road, east of US 41, and north of Bay Street in Sarasota County. Sarasota County originally approved the Palmer Ranch DRI on December 18, 1984 (Resolution No. 84-418) and amended and restated the DRI under Resolution No. 91-170, and again under Ordinance No. 2015-010. The Palmer Ranch DRI is approved for 1,450,000 square feet of commercial/office uses, 550,000 square feet of industrial uses (Palmer Park of Commerce), and 14,200 residential units. The Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted to approve specific land uses. To date 643,178 square feet of commercial, 164,002 square feet of industrial, and 13,379 residential dwelling units will be approved for construction in 26 Increments (see Attachment I).

The applicant, D.R. Horton for Increment XXVII is proposing a 149-unit planned residential development on 39.0± acre area identified by Parcel B9 with a gross density of 3.8 units per acre. This increment also includes 82.0 + acre Parcel B10, containing the County-owned Culverhouse Nature Park. The properties are located south of Sawyer Loop Road and east of the Seminole Gulf Railway right-of-way (see Attachment I). The residential development includes an amenity center, lakes, and preservation/restoration areas. Total open space provided within Parcel B9 will be approximately 51% (See Attachment II and III, Development Plans).

Parcel B9 is currently undeveloped and has been used for grazing cattle (see Attachment IV Aerial and Attachment V Native Habitat Preservation Alteration & Mitigation Plan). The planned multi-family residential development on Parcel B9 is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map. The development can be served by existing urban services and facilities including water, sewer, solid waste, police, fire, and health care. Residential construction to commence in 2018 with build-out expected within 2021, subject to market conditions.

IMPACT ASSESSMENT

The Council staff usually provides a detailed assessment of all the regional and local issues within Appendix I and II of a DRI Assessment Report. However, because Sarasota County has received Limited DRI Certification under 380.065 F.S., Administrative Rule 28-10 and a "Memorandum of Understanding Regarding Sarasota County's Limited DRI Certification Program" between the Sarasota County and the SWFRPC signed on April 4, 1989, the Sarasota County staff assessment is approved by SWFRPC staff as the recommended SWFRPC Staff Assessment. No additional analysis and recommendations are being added to the regional issues by SWFRPC.

The regional recommendations below for the "Palmer Ranch Increment XXVII DRI Assessment" have been prepared by Sarasota County Planning staff and the Southwest Florida Regional Planning Council staff as required by Chapter 380.06, Florida Statutes. A determination by Sarasota County and the applicant has been made not to reiterate word for word the applicable

MDO conditions that applied to Increment XXVII but to reference within the Increment XXVII development order the applicable MDO conditions. The DRI assessment is largely based on information supplied in the AIDA and the Sarasota County Staff Assessment. Additional information was obtained by consulting official plans, and by reviewing reports related to specific issues in the impact assessment. Sarasota County's staff assessment and recommendations were integrated into various elements of the regional recommendations. The Southwest Florida Water Management District reviewed Water-related elements with no specific recommendations for the DO.

Regarding consistency with the Regional Policy Plan Council staff has reviewed the Increment relative to the regional plan DRI review list and normally the plan consistency checklist is provided in this section. However, since the Regional Policy Plan checklist for the SWFRPC adopted Palmer Ranch Increment XXIII Assessment Report would be the same, in an effort to reduce paper work, refer to the Increment XXIII Assessment Report. Staff finds that without appropriate mitigation actions and conditions the project could have a net negative impact on the regional resources and infrastructure. The regional recommendations presented within this assessment are intended to neutralize the negative and questionable impacts.

The Council's staff assessment for Increment XXVII only contains regional issues. The recommendations for these issues are formal conditions to be included by the local government in any Development Order that has jurisdiction within a particular county.

The findings of this evaluation and the Southwest Florida Regional Planning Council's recommendations are not intended to foreclose or abridge the legal responsibility of local government to act pursuant to applicable local laws and ordinances. Copies of any "Incremental Development Order" (an order granting, denying, or granting with conditions an Application of Development Approval) issued with regard to the proposed development should be transmitted to the Southwest Florida Regional Planning Council and the Florida Department of Economic Opportunity.

Application for Incremental Development Approval

Increment XVII proposing a 149-unit planned residential development in 25 buildings on 39.0± acre area identified by Parcel B9 with a gross density of 3.8 units per acre. This increment also includes 82.0 + acre Parcel B10, containing the County-owned Culverhouse Nature Park. No changes or development is proposed on this parcel. The properties are located south of Sawyer Loop Road and east of the Seminole Gulf Railway right-of-way (see Attachment I). The residential development includes an amenity center (0.5 acres), lakes, and preservation/restoration areas (20 acres open space). Total open space provided within Parcel B9 will be approximately 51% (See Attachment II and III, Development Plans). Including the already preserved wetland and buffer areas within the Nature Park, the open space for the total increment is 83%.

Land Use

The planned multi-family residential development on Parcel B9 is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map, which designates this parcel as Moderate Density Residential. Future Land Use Policy 1.2.14 permits Medium and High Density Residential development "... within Developments of Regional Impact, where such residential development may be approved as part of a Planned District (PD), and where such residential development may be approved as part of a Planned Unit Development (PUD), in accordance with the Sarasota County Zoning Regulations."

Native Habitat Protection/Vegetation and Wildlife

A primary principle of the environmental design and permitting of the Palmer Ranch DRI has been the creation of environmental/habitat corridors throughout the project to aggregate and maximize ecological functions and habitat values of preserved natural systems. A portion of the DRI Wildlife Corridor Plan located in Increment XXVII occurs on Parcel B10, the County-owned and managed Culverhouse Nature Park. A Resource Management Plan (RMP) for Palmer Ranch Increment XXVII as to Parcel B9 was prepared to address the long-term protection of native habitats consistent with Sarasota County requirements outlined in Section D of the Environmental Technical Manual and consistent with previous plans prepared for earlier increments on Palmer Ranch. Native and preserved habitats on the subject parcel includes 9.6 acres of preserved wetlands in the central and southern portion of the property; their respective 30-ft upland buffers surrounding each wetland and 0.5 acres of woodland pasture containing many Sarasota County Grand Trees. A mitigation area (0.6 acres) for the project will occur along the southern portion of the property connecting to and expanding the existing preservation area (Attachment V, Map F-2).

Proposed impacts to Wetlands 14, and 15 total 0.11 acres on Parcel B9. The impacts on low quality wetland areas are due to the entrance roadway to the site and the secondary emergency access point. The wetland mitigation proposed will be a combination of wetland enhancement and creation. The applicant proposes to fill ditches connecting the wetland during development, thereby restoring hydroperiods to reflect historic conditions more closely. Such restoration should quickly restore vegetative patterns to these areas and reduce competition from invasive non-native species, such as tropical soda apple (*Solanum viarum*). Also proposed is to directly reduce invasive nuisance vegetation within preserved wetlands and wetland buffers using targeted herbicides and hand clearing. No mesic hammock areas have been identified as existing on Parcel B9. The final acreage and configuration of each alteration area may be modified because of the regulatory agency review and approval during the permitting process.

No listed plant species or significant plant community is present within the project site. Also, no listed species nesting sites were found. It is anticipated that wetland-dependent species, such as listed wading birds and American alligators, will benefit from habitat enhancement and management to occur in post-development wetlands. It is likely that a few gopher tortoises are on the site and if necessary relocation of gopher tortoises or commensals would be addressed and provided for in the existing FWC permit for Palmer Ranch.

Water Quality and Stormwater

This increment lies within the Catfish Creek Basin of the Little Sarasota watershed. Surface Water Management is proposed by treating the developed portions of Parcel B9 in stormwater ponds located at strategic locations. Attenuation of the runoff will be achieved within the same pond system using control structures. Existing drainage patterns through the site and final point of discharge will be maintained in the proposed condition. Sarasota County Land Development and Zoning regulations and the Palmer Ranch Master Development Order will be adhered to in management of all facilities, including stormwater, preserved wetlands and conservation areas. Sarasota County during the Construction Plan review process may require additional information and modification.

Transportation

Transportation impacts on Palmer Ranch are analyzed on a Ranch-wide basis every five-year consistent with the MDO and 2015 Transportation Reanalysis reflecting the current transportation

reanalysis. The purpose of this study is to assess system-wide impacts created by the Palmer Ranch Development and to establish the timing of the construction of certain County thoroughfares identified in the MDO through Palmer Ranch.

The impacts of Parcel B9 were accounted for in the Palmer Ranch 2015 MDO Traffic Analysis, approved in July 2016. As part of the 2015 MDO Traffic Analysis, 110 single-family dwelling units were assigned to Parcel B9. However, 149 dwelling units are proposed on Parcel B9, 39 dwelling units greater than what was assumed in the MDO Analysis. The Institute of Transportation Engineers (ITE), Trip Generation Manual – the 9th Edition (2012) Land Use 230 (Residential Condominium/ Townhouse) was used to estimate the AM and PM peak hour trip generation potential. The 39 additional dwelling units results in a net increase of 15 AM peak-hour trips and 18 PM peak-hour trips.

An analysis of the entire 149-unit development was conducted to ensure that there are no adverse impacts from the proposed development. The analysis demonstrated that Sawyer Loop Road will continue operating within Sarasota County’s adopted level-of-service standards and no off-site transportation improvements are required as part of this project. As part of the development one full access point and one emergency access will be constructed onto Sawyer Loop Road. Both the permanent and emergency access connections are in compliance with the Sarasota County Access Management Technical Manual. Per Resolution No. 89-98.

Urban Services

This development can be served by existing urban services and facilities including water, sewer, solid waste, police, fire, and health care required to be addressed under this Increment. Specific provisions for service are approved under their respective sections of the AIDA and subsequent permitting, as required. Development is required to connect to Sarasota County Public Utilities water, wastewater and reclaimed water systems in accordance with current County rules and regulations. The development is responsible for providing all on-site and off-site infrastructure that will be needed to serve the project.

Recommended Increment XXVII Development Order Conditions

A. GENERAL

1. The Palmer Ranch Increment XXVII development shall occur in substantial accordance with the Palmer Ranch Master Development Order and Incremental Development Order Conditions.
2. All references made in the following Conditions for Development Approval pertaining to “Applicant”, shall also include any successors in interest of areas covered under this Development Order.
3. Access to the Palmer Ranch Increment XXVII project site by Sarasota County government agents and employees shall be granted for the purpose of monitoring the implementation of the Development Order.
4. Pursuant to Chapter 380.06(16), Florida Statutes, the Applicant may be subject to credit for contributions, construction, expansion, or acquisition of public facilities, if the Applicant is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the Applicant may enter into a capital contribution front-ending agreement to reimburse the Applicant for voluntary contributions in excess of the fair share.

B. LAND USE

1. All development shall occur in substantial accordance with the Master Development Plan date stamped August 2, 2017, and attached hereto as Exhibit C (Attachment II). This does not imply or confer any deviations from applicable zoning or land development regulations.

C. NATIVE HABITAT PROTECTION/VEGETATION AND WILDLIFE

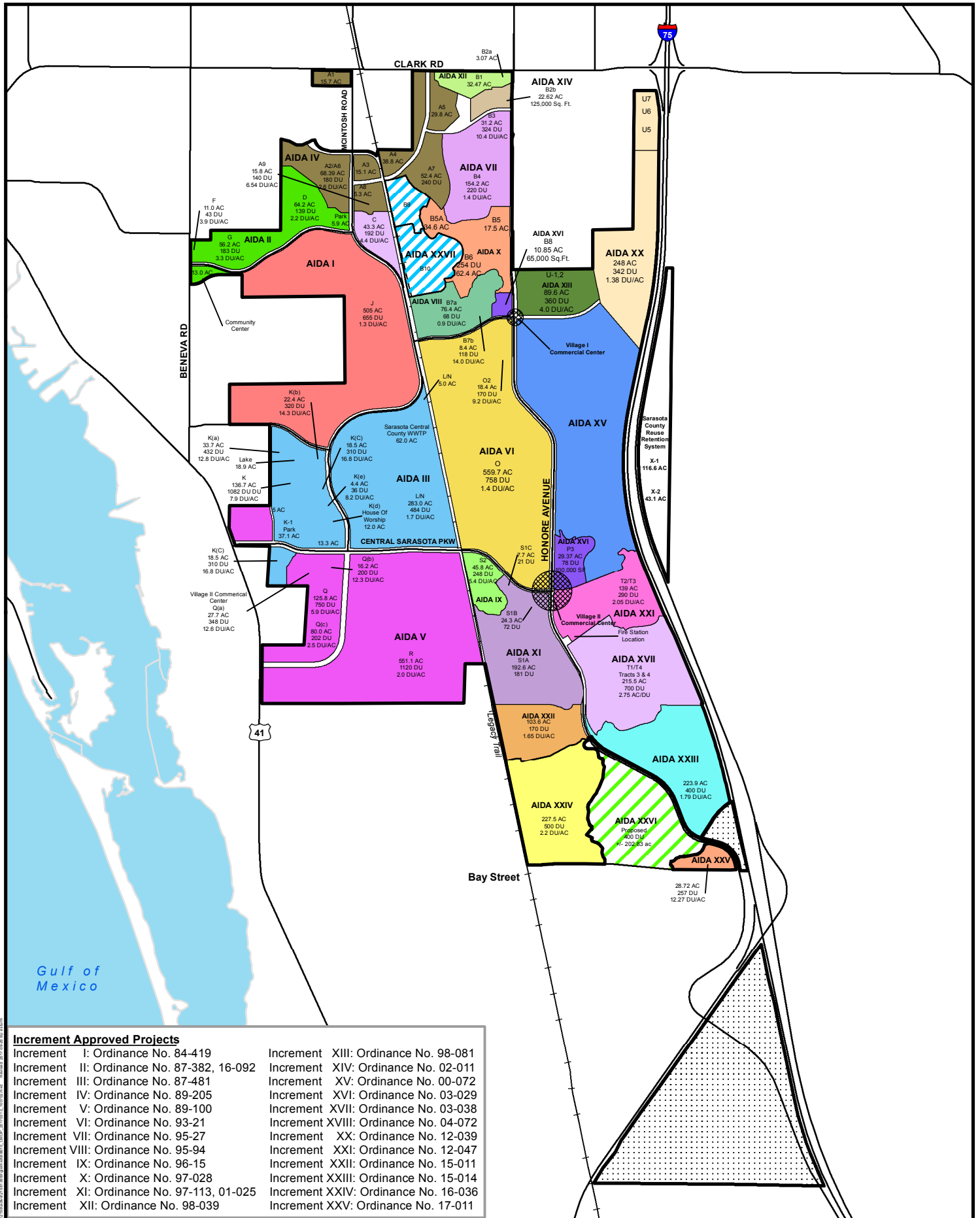
1. The wetlands and associated upland vegetative buffers shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans as shown on Map F-2 (Attachment V). All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Environmental Permitting. Exception may be granted by Environmental Permitting to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.
2. A resource management plan that maintains the functions and values of the on-site preservation areas and is consistent with the Guiding Principles of the Comprehensive Plan and the Environmental Technical Manual shall be submitted to Environmental Protection Division with preliminary or site and development plans.

D. WATER QUALITY AND DRAINAGE

1. The Master Surface Water Management Plan shall be consistent with the Catfish Creek (Little Sarasota Bay Watershed) Basin Master Plan.

RECOMMENDED ACTION: The staff of the Southwest Florida Regional Planning Council recommends Conditional Approval for the Palmer Ranch Increment XXVII DRI to be further conditioned on a finding of Consistency with the Local Government Comprehensive Plan by the Sarasota County Board of County Commissioners.

ATTACHMENT I



Increment Approved Projects

Increment I: Ordinance No. 84-419	Increment XIII: Ordinance No. 98-081
Increment II: Ordinance No. 87-382, 16-092	Increment XIV: Ordinance No. 02-011
Increment III: Ordinance No. 87-481	Increment XV: Ordinance No. 00-072
Increment IV: Ordinance No. 89-205	Increment XVI: Ordinance No. 03-029
Increment V: Ordinance No. 89-100	Increment XVII: Ordinance No. 03-038
Increment VI: Ordinance No. 93-21	Increment XVIII: Ordinance No. 04-072
Increment VII: Ordinance No. 95-27	Increment XX: Ordinance No. 12-039
Increment VIII: Ordinance No. 95-94	Increment XXI: Ordinance No. 12-047
Increment IX: Ordinance No. 96-15	Increment XXII: Ordinance No. 15-011
Increment X: Ordinance No. 97-028	Increment XXIII: Ordinance No. 15-014
Increment XI: Ordinance No. 97-113, 01-025	Increment XXIV: Ordinance No. 16-036
Increment XII: Ordinance No. 98-039	Increment XXV: Ordinance No. 17-011

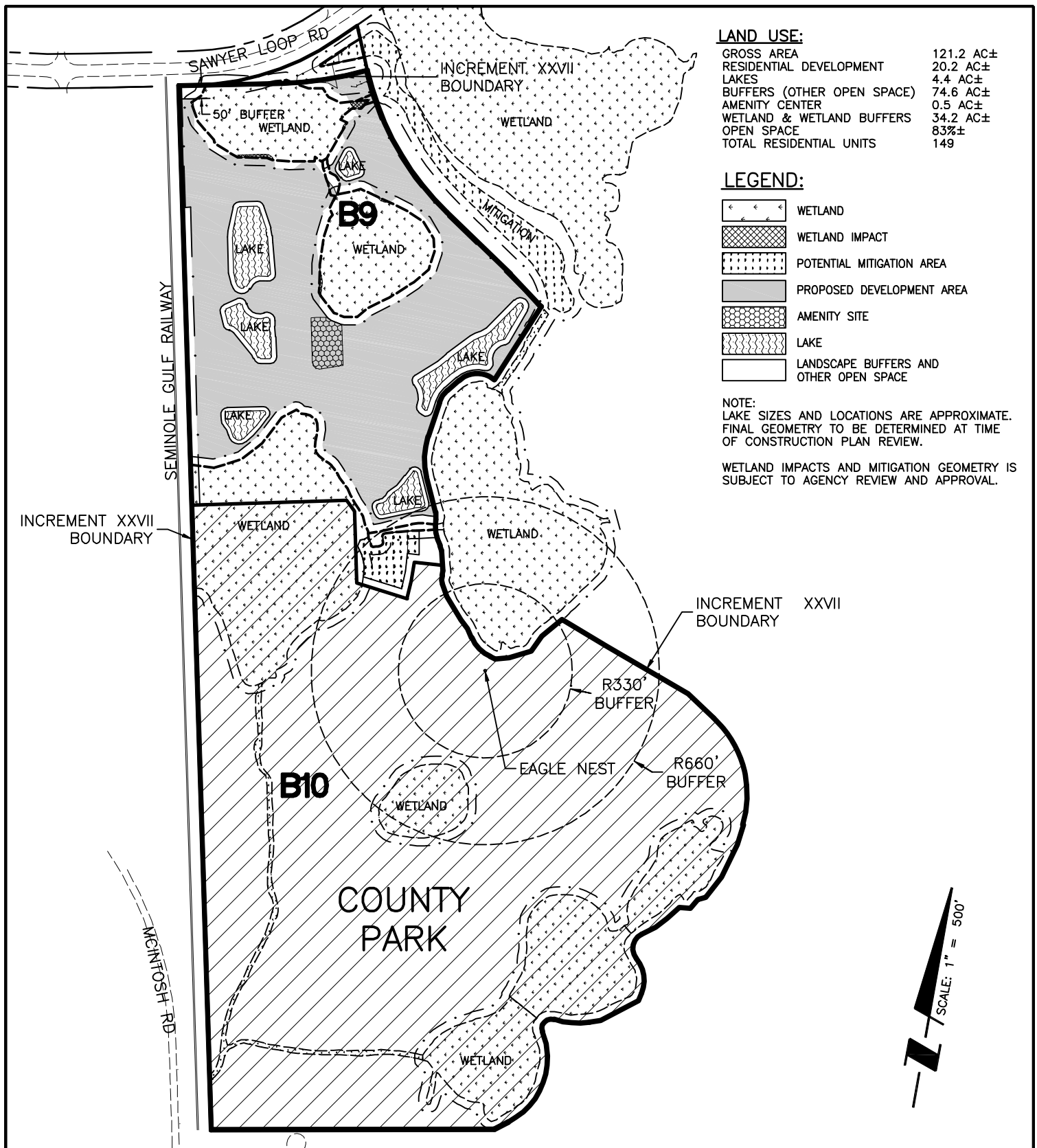
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**Palmer Ranch Master Development Order
Conceptual Master Development Plan
Map H-2
Palmer Ranch Development of Regional Impact
September 2017**

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



ATTACHMENT II



LAND USE:

GROSS AREA	121.2 AC±
RESIDENTIAL DEVELOPMENT	20.2 AC±
LAKES	4.4 AC±
BUFFERS (OTHER OPEN SPACE)	74.6 AC±
AMENITY CENTER	0.5 AC±
WETLAND & WETLAND BUFFERS	34.2 AC±
OPEN SPACE	83%±
TOTAL RESIDENTIAL UNITS	149

LEGEND:

	WETLAND
	WETLAND IMPACT
	POTENTIAL MITIGATION AREA
	PROPOSED DEVELOPMENT AREA
	AMENITY SITE
	LAKE
	LANDSCAPE BUFFERS AND OTHER OPEN SPACE

NOTE:
LAKE SIZES AND LOCATIONS ARE APPROXIMATE.
FINAL GEOMETRY TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN REVIEW.

WETLAND IMPACTS AND MITIGATION GEOMETRY IS SUBJECT TO AGENCY REVIEW AND APPROVAL.

PROJECT: PALMER RANCH – DRI INCREMENT XXVIII (PARCEL B9 & B10)

CLIENT: D.R. HORTON INC.



Stantec

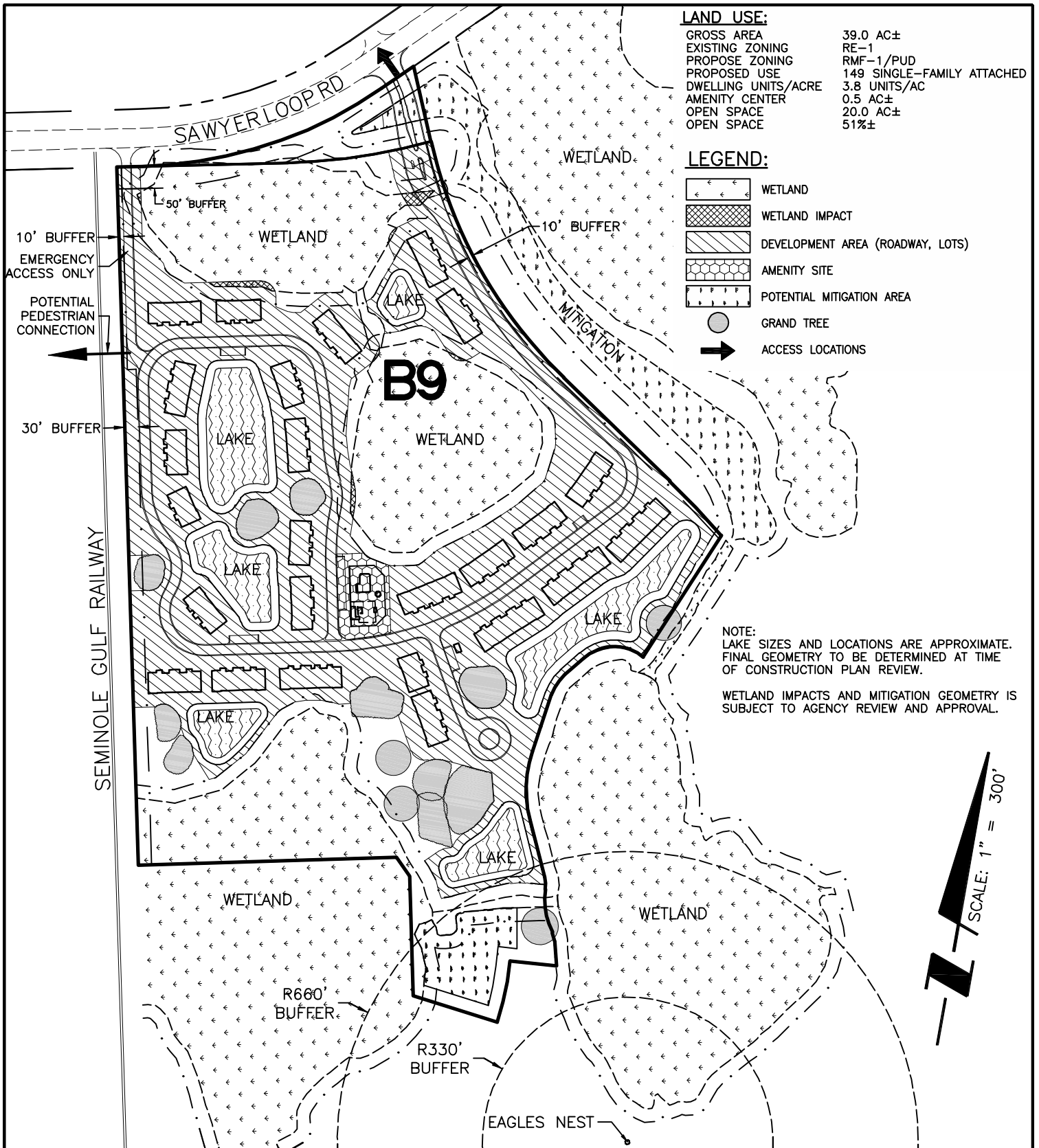
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MASTER DEVELOPMENT PLAN

SCALE:	AS SHOWN	DATE:	7/2017
SEC:	TWP: RGE:	REV NO:	
14 & 23	37S 18E		
PROJECT NO:	215613859	INDEX NO:	
DRWN BY/EMP NO:	DFH/89368	SHEET NO:	1 OF 1

ATTACHMENT III



PROJECT: PALMER RANCH PARCEL B9 REZONE

CLIENT: D.R. HORTON INC.

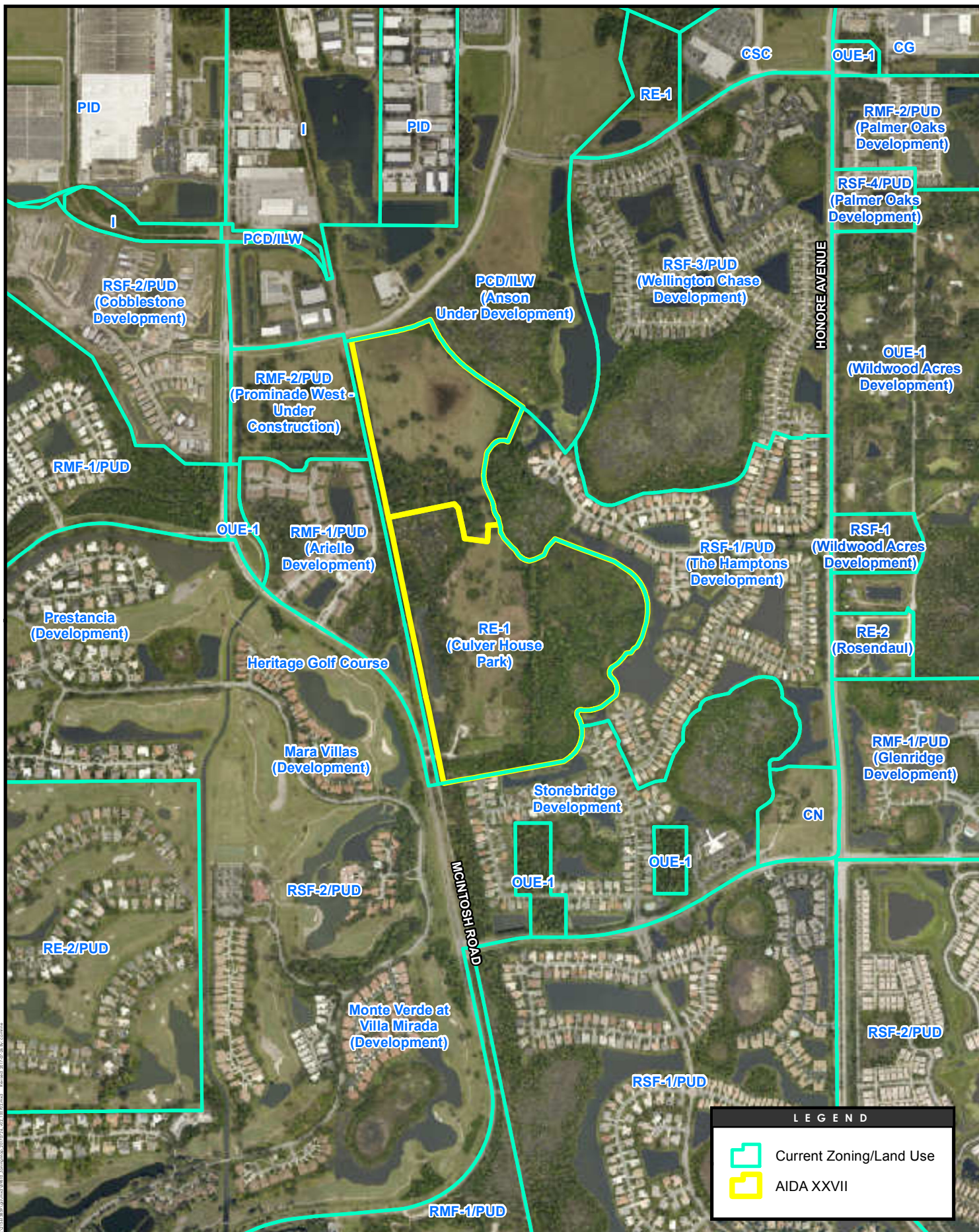


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BINDING DEVELOPMENT CONCEPT PLAN			
SCALE:	AS SHOWN	DATE:	7/2017
SEC:	TWP: RGE:	REV NO:	
14 & 23	37S 18E		
PROJECT NO:	INDEX NO:		
215613859			
DRWN BY/EMP NO:	SHEET NO:		
DFH/89368	1 OF 1		

ATTACHMENT IV



LEGEND

- Current Zoning/Land Use
- AIDA XXVII



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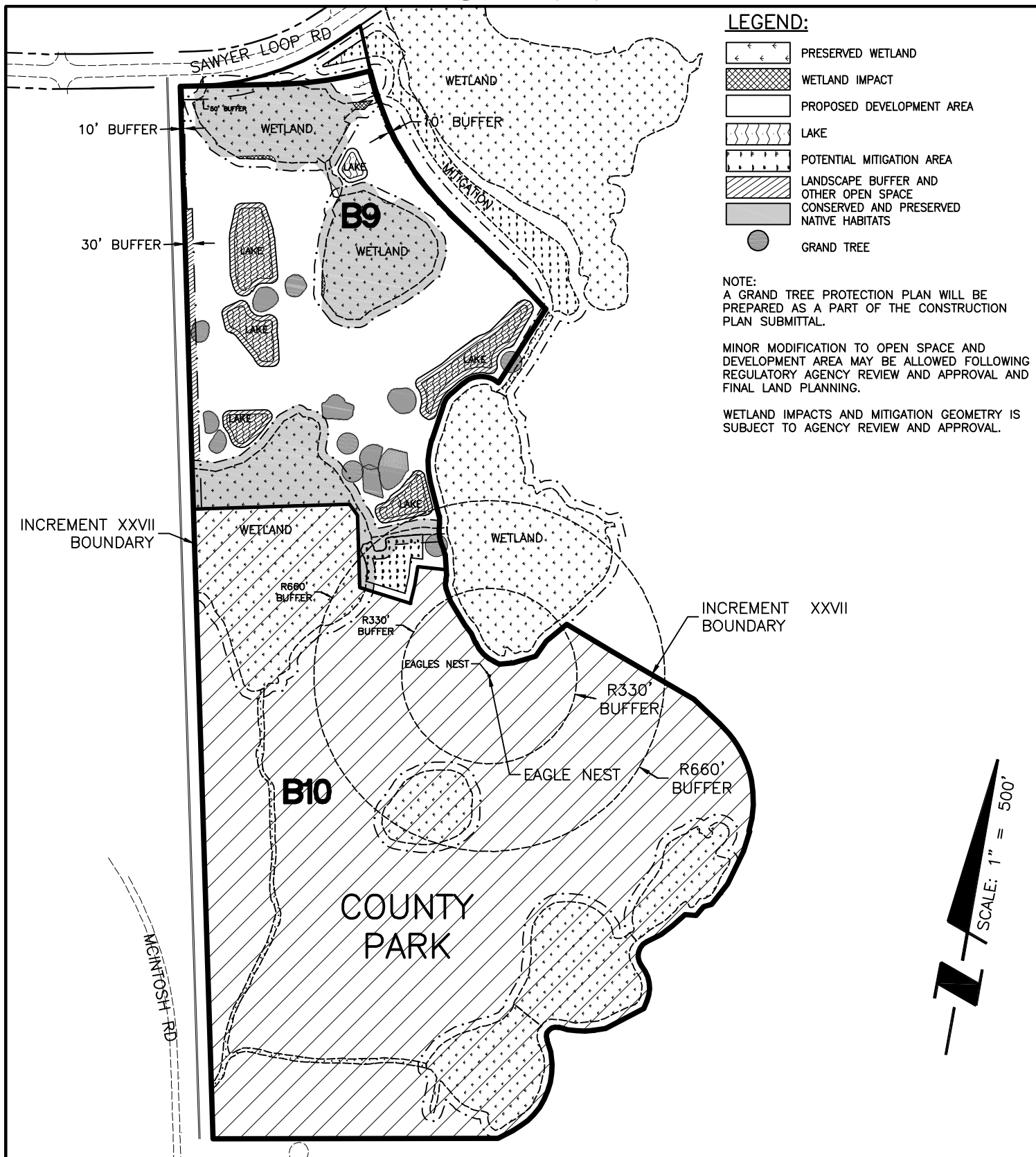
Palmer Ranch - Increment XXVII - Parcels B9 & B10

Aerial Map and Existing Zoning/Land Use
July 2017

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



ATTACHMENT V



PROJECT: PALMER RANCH – DRI INCREMENT XXVII (PARCEL B9 & B10)

CLIENT: D.R. HORTON INC. **EXHIBIT F2**



Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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NATIVE HABITAT PRESERVATION ALTERATION & MITIGATION PLAN			
SCALE:	AS SHOWN	DATE:	7/2017
SEC:	TWP:	RGE:	REV NO:
14	& 23	37S	18E
PROJECT NO:	215613859		INDEX NO:
DRWN BY/EMP NO:	DFH/89368		SHEET NO:
			1 OF 1



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

January 17, 2018

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

Attention: Ms. Blanca Rodriguez

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2017-067, which was filed in this office on January 17, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

BOARD RECORDS
FILED FOR THE
2018 JAN 17 PM 4:58
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

ORDINANCE NO. 2017-067

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN INCREMENTAL DEVELOPMENT ORDER FOR INCREMENT XXVII OF THE PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR THE INCORPORATION OF THE APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL (AIDA) AND ASSOCIATED DOCUMENTS INTO THE DEVELOPMENT ORDER; PROVIDING FOR APPROVAL OF THE PALMER RANCH INCREMENT XXVII DEVELOPMENT WITH CONDITIONS; PROVIDING FOR THE ORDINANCE TO BE DEEMED THE DEVELOPMENT ORDER; PROVIDING FOR THE BUILDOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XXVII; PROVIDING FOR NON-EXEMPTION FROM COUNTY REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED 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, hereinafter referred to as the "Board", hereby makes the following findings of fact and conclusions of law:

1.1 On August 2, 2017, Wynnstay Hunt, Inc., through their authorized agent, James Paulmann (hereinafter referred to as the "Applicant"), submitted to Sarasota County an Application for Incremental Development Approval (AIDA) for Increment XXVII of the Palmer Ranch Development of Regional Impact (DRI) Master Development Order, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XXVII is an increment of the Palmer Ranch Development of Regional Impact approved pursuant to the provisions of a Master Development Order (MDO), Sarasota County Resolution No. 84-418, adopted December 18, 1984, amended and restated by Resolution No. 2015-010, as amended.

1.2 The Palmer Ranch Increment XXVII development consists of approximately 121 acres, Parcels B9 and B10, located east of McIntosh Road, south of Sawyer Loop Road, north of Palmer Ranch Parkway, more particularly described in Exhibit A, attached hereto and made a part hereof by reference.

1.3 The Palmer Ranch Increment XXVII development will be developed with 149 single-family-attached units on Parcel B9.

FILED FOR THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA
2110 JAN 17 PM 3:12

1.4 Copies of the AIDA have been submitted to the Southwest Florida Regional Planning Council (SWFRPC), and to the Florida Department of Economic Opportunity (DEO), pursuant to Subsection 380.06(19)(f)2, Florida Statutes.

1.5 The Report and Recommendation of the SWFRPC has been received and addressed.

1.6 The Sarasota County Planning Commission held a duly noticed public hearing on the AIDA on December 7, 2017, and received all pertinent evidence and testimony, and recommended approval of the AIDA.

1.7 Pursuant to Section 380.06 (11)(f)3, Florida Statutes, public notice for a hearing on said AIDA before the Board was duly published in the "Sarasota Herald-Tribune" on January 2, 2018, and was duly provided to the Florida DEO, the SWFRPC, and other persons designated by DEO rules.

1.8 The Board held duly noticed public hearing on the AIDA on January 17, 2018.

1.9 The Board of County Commissioners of Sarasota County considered all matters relevant to the AIDA, including the recommendations of the Sarasota County Planning Commission, and all pertinent evidence and testimony presented at the public hearing.

1.10 The proceedings herein relating to the Palmer Ranch Increment XXVII have been conducted in compliance with the provisions of Chapter 380.06, Florida Statutes, the Master Development Order for the Palmer Ranch DRI, and all conditions precedent to the granting of development approval required by Chapter 380.06, Florida Statutes, have occurred.

1.11 The proposed development is not located in an Area of Critical State Concern designated pursuant to the provisions of Chapter 380.05, Florida Statutes.

1.12 The proposed development is consistent with the objectives of the adopted State Comprehensive Plan applicable to the area, pursuant to Chapter 380.06(14), Florida Statutes.

1.13 The proposed development is consistent with the adopted State Comprehensive Plan, pursuant to Chapter 380.06(14), Florida Statutes.

1.14 The proposed development, subject to the conditions imposed herein, is consistent with the Sarasota County Comprehensive Plan and the local land development regulations, pursuant to Chapter 380.06(14)(a), Florida Statutes.

1.15 The proposed development, subject to the conditions imposed herein, is consistent with the Report and Recommendations provided by the SWFRPC pursuant to Chapters 380.06(12) and 380.06(14)(b), Florida Statutes.

1.16 The proposed development is consistent with the Master Development Order for the Palmer Ranch Development of Regional Impact.

SECTION 2. Incorporation of the Application for Incremental Development Approval (AIDA) and Associated Documents into the Development Order.

2.1 The following documents are hereby incorporated in this Development Order by reference:

- I. The SWFRPC's Recommendations - Development of Regional Impact Assessment for Palmer Ranch Increment XXVI

2.2 The following information, commitments and impact mitigating provisions submitted by the Owner are hereby incorporated in this Development Order by reference. Development permits are subject to the provisions contained in these documents:

1. Palmer Ranch Application for Incremental Development Approval (Increment XVII) and Associated Documents – August 2, 2017;

2.3 In construing and enforcing the provisions of the documents incorporated in this Development Order by Subsections 2.1 and 2.2 above, the following shall apply:

a) The most recent response of the Owner in the above referenced documents shall control over any previous response, wherever there is a conflict, otherwise the responses shall be considered cumulative.

b) Any information, commitments or impact mitigating provisions in the above referenced documents which are inconsistent with the specific conditions set forth in this Ordinance and the exhibits hereto, shall be deemed superseded and inapplicable.

SECTION 3. Approval of The Palmer Ranch Increment XXVII Development with Conditions.

3.1 The AIDA for the Palmer Ranch Increment XXVII is hereby approved, subject to the conditions contained in Exhibit B through Exhibit E, which are attached hereto and incorporated herein by reference, subject to the other provisions of this Incremental Development Order.

- Exhibit B – Development Order Conditions
- Exhibit C – Master Development Plan
- Exhibit D – Native Habitat Preservation, Alteration and Mitigation Plan
- Exhibit E – Conceptual On-Site Surface Water Management Plan

3.2 Sarasota County Planning Services is hereby designated as the local government department responsible for monitoring the development, enforcing and monitoring the terms of this Incremental Development Order and for receiving the biennial report required by Chapter 380.06, Florida Statutes.

3.3 Biennial Report Requirements:

The Owner shall submit a biennial report pursuant to the MDO and the requirements of Chapter 380.06 (18), Florida Statutes, Chapter 9J-2.025 (7), Florida Administrative Code (F.A.C.), and the conditions of this Ordinance. This report shall be submitted with the consolidated Biennial Monitoring Report for the DRI until such time as all terms and conditions of this Incremental Development Order are satisfied, unless otherwise specified herein. The Owner shall submit this report to the Sarasota County Planning and Development Services Business Center, the SWFRPC, the DEO, and all affected permitting agencies required by law on form RPM-BSP-Annual Report-1, as the same may be amended from time to time. The biennial report shall contain all information required by Rule 9J-2.025 (7) (a) through (j), F.A.C., as the same may be amended from time to time.

Upon notification that the biennial report has not been received by the SWFRPC, or the DEO, or upon non-receipt of the biennial report by Sarasota County, Sarasota County shall request in writing that the Owner submit the report within thirty (30) days. Failure to submit the report after thirty (30) days of such written notice shall result in Sarasota County temporarily

suspending this Incremental Development Order, and no new development permit applications shall be granted within the development until the requirements of this subsection are met.

3.4 Monitoring Reports Requirement:

The Owner shall submit the following monitoring reports at the same time that the biennial report is submitted, unless a different submission time is authorized by the Growth Management Business Center in writing. Failure to submit the report within thirty (30) days after written notice from Sarasota County to the Owner shall result in Sarasota County temporarily suspending this Incremental Development Order, and no new development permit applications shall be granted within the development until the requirements of this section are met.

a) A status report on the stormwater management program. This report shall include measures instituted regarding "Best Management Practices" for soil erosion and sediment control, lawn and maintenance procedures, and retention/detention systems maintenance; and

b) A status report of the cumulative amount of development approved for the project pursuant to Conditions in the Development Order contained in Exhibit B.

3.5 The definitions presently contained in Chapter 380.06, Florida Statutes, shall control in the construction of this Development Order.

SECTION 4. Ordinance to be Deemed the Development Order.

4.1 This Ordinance shall be deemed the Incremental Development Order for Increment XXVII of the Palmer Ranch DRI required pursuant to Chapter 380.06, Florida Statutes.

SECTION 5. Buildout and Development Order Termination Dates for Palmer Ranch Increment XXVII.

5.1 The commencement date of Palmer Ranch Increment XXVII per Chapter 380.06(15)(c) 2, Florida Statutes is December 31, 2019.

5.2 The buildout date of Palmer Ranch Increment XXVII is December 31, 2024. This buildout date may be extended with Board of County Commissioners approval pursuant to Subsection 380.06(19), Florida Statutes, based upon the results of the 2019 Transportation Reanalysis, or subsequent reanalysis.

5.3 The termination date for the Palmer Ranch Increment XXVII Development Order shall be December 31, 2024.

SECTION 6. Non-Exemption from County Regulations.

6.1 This Ordinance shall not be construed as an agreement on the part of Sarasota County to exempt the Applicant, its successors and assigns, from the operation of any Ordinance or regulation hereinafter adopted by Sarasota County for the purpose of the protection of the public health, welfare, and safety, which said Ordinance or regulation shall be generally and equally applicable throughout Sarasota County, and which said Ordinance or regulation protects or

promotes a vital public interest, and which said Ordinance or regulation does not substantially impair or prevent development as approved herein.

SECTION 7. Enforcement.

7.1 All conditions, restrictions, requirements, commitments and impact mitigating provisions contained or incorporated by reference in this Incremental Development Order may be enforced by Sarasota County by action at law or in equity, after notice to the Owner and a reasonable opportunity to cure, and, in the event Sarasota County prevails in such action at law or in equity, it shall be awarded all its reasonable costs of investigation and enforcement, including County staff time and reasonable attorneys' fees incurred by or on behalf of Sarasota County.

7.2 In the event it is determined by the Board of County Commissioners, after notice to the Owner and a full hearing, that the Owner has failed to comply with any conditions, restrictions, requirements or impact mitigating provisions contained or incorporated by reference in this Development Order, the Board of County Commissioners may temporarily suspend this Incremental Development Order during which no development permit applications shall be granted within the development until compliance is achieved. Where such a failure has been finally determined, the Owner shall be liable for all costs of investigating and enforcement, including County staff time and reasonable attorney's fees incurred by or on behalf of Sarasota County.

7.3 The rights and obligations of this Incremental Development Order shall run with the land. The Owner is bound by the terms of this Incremental Development Order so long as it owns such property. This Incremental Development Order shall be binding upon and inure to the benefit of the Owner and its assignees or successors in interest and Sarasota County and its successors. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designed as successor in interest thereto, or which otherwise possess any of the powers and duties of any referenced governmental agency in existence on the effective date of this Incremental Development Order.

7.4 In the event of a Development Order appeal or other legal challenge of this Incremental Development Order by DEO, the Owner shall pay all reasonable costs and fees of County staff and attorneys relating to said appeal or legal challenge. Said costs and fees shall be based upon the Sarasota County Billable Fee System under Ordinance No. 85-91, as amended from time to time. Payment of all billings by the Owner related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

SECTION 8. Severability.

8.1 If any section, sentence, clause, phrase or word of this Incremental 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 Incremental Development Order. It shall be construed to have been the intent to pass this Incremental Development Order, without such invalid or inoperative part herein, 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 herein, unless to do so would frustrate the intent of this Incremental Development Order.

8.2 Nothing in Section 8.1 shall override the effect of an appeal pursuant to Section 380.07(2), Florida Statutes.

SECTION 9. Service and Recording.

9.1 The Planning and Development Services Department is hereby directed to record this Ordinance in the Official Records of the Clerk of the Circuit Court. All costs associated with the recording of this Ordinance shall be borne by the Applicant. This Ordinance shall be binding upon the Applicant, its successors and assigns and upon Sarasota County.

9.2 The Clerk to the Board of County Commissioners shall certify the date upon which a copy of this Ordinance are deposited in the U.S. Mail to DEO and electronic copies to the SWFRPC, and the Applicant.

VIA US MAIL

Ray Eubanks
Department of Economic Opportunity
Division of Community Development
MSC 160
107 East Madison Street
Tallahassee, Florida 32399

VIA E-MAIL

Margaret Wuerstle
Southwest Florida Regional Planning Council
Email: mwuerstle@swfrpc.org

Justin Powell
Palmer Ranch Holdings
Email: justin@pranch.com

SECTION 10. Effective Date.

10.1 This Development Order shall take effect upon adoption of this Ordinance and transmittal of the copies of said Development Order to the parties specified in Chapter 380.07 (2), Florida Statutes, the expiration of any applicable appeal period, or the resolution of any appeal, whichever is later.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 17th day of Jan., 2018.

**BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA**

By: 
Chairman

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

By: 
Deputy Clerk

EXHIBIT LIST

Exhibit A – Legal Description

Exhibit B – Development Order Conditions

Exhibit C – Conceptual Master Development Plan

Exhibit D – Native Habitat Preservation, Alteration, and Mitigation Plan

Exhibit E – Conceptual On-Site Surface Water Management Plan

EXHIBIT A – LEGAL DESCRIPTION

Palmer Ranch Parcel B9 DESCRIPTION:

A tract of land lying in Sections 14 and 23, Township 37 South, Range 18 East, Sarasota County, Florida and more particularly described as follows:

TRACT "A"

COMMENCE at the southwest corner of the southwest 1/4 of Section 14, Township 37 South, Range 18 East; thence N.00°16'17"E., along the west line of said southwest 1/4 a distance of 1,685.22 feet; thence S.89°43'43"E., a distance of 1,093.26 feet to the POINT OF BEGINNING, said point being on the east right-of-way line of Seminole Gulf Railway, 100.00-foot-wide right-of-way, as recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida, said point also being on the south boundary line of the Plat of Palmer Park of Commerce as recorded in Plat Book 35, Pages 32-32E of said Public Records; (the following five calls are along said south boundary line of the Plat of Palmer Park of Commerce:) (1) thence N.78°34'30"E., a distance of 387.49 feet to the point of curvature of a curve to the left having a radius of 1,338.24 feet and a central angle of 14°08'11"; (2) thence easterly along the arc of said curve, an arc length of 330.18 feet to the beginning of a non-tangent curve to the left, of which the radius point lies N.67°13'17"E., a radial distance of 1,080.92 feet; (3) thence southeasterly along the arc of said curve, through a central angle of 33°07'19", an arc length of 624.87 feet to the point of tangency of said curve; (4) thence S.55°54'02"E., a distance of 336.62 feet to the beginning of a non-tangent curve to the right of which the radius point lies S.34°05'57"W., a radial distance of 1,974.86 feet; (5) thence southeasterly along the arc of said curve, through a central angle of 04°55'50", an arc length of 169.94 feet to the end of said curve, also being the northwest corner of the Plat of The Hamptons, Unit 1 as recorded in Plat Book 40, Pages 11-11G of said Public Records; (the following eleven calls are along the west line of said Plat of The Hamptons, Unit 1) (1) thence S.22°41'09"W., along a line not tangent with the previously described curve, a distance of 328.48 feet to the beginning of a non-tangent curve to the left, of which the radius point lies S.29°22'29"W., a radial distance of 104.40 feet; (2) thence westerly along the arc of said curve, through a central angle of 80°49'24", an arc length of 147.27 feet; (3) thence S.38°33'05"W., a distance of 57.81 feet to the point of curvature of a curve to the left having a radius of 105.00 feet and a central angle of 30°06'34"; (4) thence southwesterly along the arc of said curve, an arc length of 55.18 feet to the point of tangency of said curve; (5) thence S.08°26'31"W., a distance of 136.95 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 32°55'26"; (6) thence southerly along the arc of said curve, an arc length of 158.02 feet to the end of said curve; (7) thence S.24°28'54"E., along a line not tangent with the previously described curve, a distance of 133.43 feet to the point of curvature of a curve to the right having a radius of 65.00 feet and a central angle of 24°48'14"; (8) thence southerly along the arc of said curve, an arc length of 28.14 feet to the point of reverse curvature of a curve to the left having a radius of 150.00 feet and a central angle of 38°39'43"; (9) thence southerly along the arc of said curve, a distance of 101.22 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 24°12'39"; (10) thence southeasterly along the arc of said curve, a distance of 21.13 feet to the point of tangency of said curve; (11) thence

S.14°07'44"E., a distance of 55.36 feet; thence S.86°10'36"W., a distance of 106.15 feet to the beginning of a non-tangent curve to the right, of which the radius point lies S.86°10'36"W., a radial distance of 725.00 feet; thence southerly along the arc of said curve, through a central angle of 11°12'21", an arc length of 141.80 feet to the end of said curve; thence N.82°37'02"W., along a line not tangent with the previously described curve, a distance of 200.08 feet; thence N.11°46'43"W., a distance of 271.03 feet; thence N.44°16'43"W., a distance of 52.20 feet; thence S.78°13'17"W., a distance of 586.30 feet to a point on the east right-of-way line of the aforementioned Seminole Gulf Railway; thence N.11°46'43"W., along said east right-of-way line, a distance of 1,587.70 feet to the POINT OF BEGINNING.

Tract "A" contains 1,699,621 square feet or 39.0179 acres, more or less.

Palmer Ranch Parcel B9 DESCRIPTION (prepared by certifying surveyor):

A tract of land lying in Sections 14 and 23, Township 37 South, Range 18 East, Sarasota County, Florida and more particularly described as follows:

COMMENCE at the southwest corner of the southwest 1/4 of Section 14, Township 37 South, Range 18 East; thence N.00°16'17"E., along the west line of said southwest 1/4 a distance of 1,685.22 feet; thence S.89°43'43"E., a distance of 1,093.26 feet to a point on the east right-of-way line of Seminole Gulf Railway, 100.00-foot-wide right-of-way, as recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida, said point also being a point on the south boundary line of the Plat of Palmer Park of Commerce as recorded in Plat Book 35, Pages 32-32E of said Public Records; thence S.11°46'44"E., along said east right-of-way line of Seminole Gulf Railway, a distance of 1,587.70 feet to the POINT OF BEGINNING; thence N.78°13'17"E., a distance of 586.30 feet; thence S.44°16'43"E., a distance of 52.20 feet; thence S.11°46'43"E., a distance of 271.03 feet; thence S.82°37'02"E., a distance of 200.08 feet to the beginning of a non-tangent curve to the left, of which the radius point lies N.82°37'02"W., a radial distance of 725.00 feet; thence northerly along the arc of said curve, through a central angle of 11°12'21", an arc length of 141.80 feet to the end of said curve; thence N.86°10'36"E., along a line not tangent to the previously described curve, a distance of 106.15 feet to a point on the southerly line of the Plat of The Hamptons, Unit 1 as recorded in Plat Book 40, Pages 11-11G of said Public Records, also being a point on the westerly line of the tract of land described in Exhibit "A" of the Warranty Deed from Palmer Ranch Development, LTD. (Grantor) to Lennar Homes, Inc. (Grantee) dated December 31, 1997 and Recorded in Official Records Book 3052, Pages 1282-1287 of said Public Records; (the following seventeen calls are along said southerly line of the Plat of The Hamptons, Unit 1 and along the westerly line of said tract of land described in Exhibit "A" and recorded in Official Records Book 3052, Pages 1282-1287 of said Public Records): (1) thence S.14°07'44"E., a distance of 20.36 feet to the point of curvature of a curve to the right having a radius of 45.00 feet and a central angle of 23°55'21"; (2) thence southerly along the arc of said curve, an arc length of 18.79 feet to the point of reverse curvature of a curve to the left having a radius of 50.00 feet and a central angle of 39°07'28"; (3) thence southerly along the arc of said curve, a distance of 34.14 feet to the point of tangency of said curve; (4) thence S.29°19'51"E., a distance of 50.00 feet; (5) thence S.41°34'37"E., a distance of 103.98 feet; (6) thence S.48°24'33"E., a distance of 40.62 feet; (7) thence S.33°26'48"E., a distance of 38.25 feet to the point of curvature of a curve to the left having a radius of 140.00 feet and a central angle of 41°49'38"; (8)

thence southeasterly along the arc of said curve, an arc length of 102.20 feet to the point of tangency of said curve; (9) thence S.75°16'25"E., a distance of 22.01 feet; (10) thence N.74°56'32"E., a distance of 52.78 feet; (11) thence N.63°30'49"E., a distance of 86.90 feet; (12) thence N.24°13'29"E., a distance of 70.04 feet; (13) thence N.41°21'44"E., a distance of 99.52 feet; (14) thence S.69°07'04"E., a distance of 193.48 feet; (15) thence S.69°42'20"E., a distance of 361.95 feet; (16) thence S.56°53'03"E., a distance of 132.53 feet to the point of curvature of a curve to the right having a radius of 400.00 feet and a central angle of 41°52'04"; (17) thence southeasterly along the arc of said curve, an arc length of 292.29 feet to the end of said curve, also being the northwest corner of the Plat of Hamptons, Unit 2 as recorded in Plat Book 41, Pages 12-12D of said Public Records; (the following eighteen calls are along the westerly line of said Plat of Hamptons, Unit 2, also along the abovementioned westerly line of the tract of land described in Exhibit "A" and recorded in Official Records Book 3052, Pages 1282-1287 of said Public Records): (1) thence continue southerly along the arc of said curve, through a central angle of 21°25'08", an arc length of 149.53 feet to the point of tangency of said curve; (2) thence S.06°24'09"W., a distance of 79.06 feet; (3) thence S.16°16'28"W., a distance of 137.80 feet; (4) thence S.27°11'33"W., a distance of 94.96 feet; (5) thence S.62°35'21"W., a distance of 30.88 feet; (6) thence S.32°15'56"W., a distance of 44.09 feet; (7) thence S.85°09'48"W., a distance of 41.53 feet; (8) thence S.37°54'21"W., a distance of 62.59 feet; (9) thence S.43°03'40"W., a distance of 53.77 feet; (10) thence S.54°00'49"W., a distance of 60.00 feet to the point of curvature of a curve to the left having a radius of 60.00 feet and a central angle of 103°25'10"; (11) thence southerly along the arc of said curve, an arc length of 108.30 feet to the point of reverse curvature of a curve to the right having a radius of 130.00 feet and a central angle of 61°33'39"; (12) thence southerly along the arc of said curve, a distance of 139.68 feet to the point of tangency of said curve; (13) thence S.12°09'17"W., a distance of 29.97 feet; (14) thence S.52°25'20"W., a distance of 162.02 feet; (15) thence S.70°23'42"W., a distance of 43.17 feet to the point of curvature of a curve to the right having a radius of 275.00 feet and a central angle of 28°18'55"; (16) thence westerly along the arc of said curve, an arc length of 135.90 feet to the point of reverse curvature of a curve to the left having a radius of 35.00 feet and a central angle of 130°41'19"; (17) thence southwesterly along the arc of said curve, a distance of 79.83 feet to the point of curvature of a curve to the right having a radius of 270.00 feet and a central angle of 20°15'35"; (18) thence southerly along the arc of said curve, an arc length of 95.47 feet to the end of said curve, also being a point on the northerly line of the Plat of Stonebridge, Unit 1 as recorded in Plat Book 38, Pages 18-18D of said Public Records, also being a point on the northerly line of the Plat of Stonebridge, Unit 2 as recorded in Public Records 38, Pages 41-41E of said Public Records; (the following three calls are along the northerly line of said Plat of Stonebridge, Unit 1 and said Plat of Stonebridge, Unit 2): (1) thence continue southerly along the arc of said curve, through a central angle of 65°00'30", an arc length of 306.34 feet to the point of tangency of said curve; (2) thence S.53°17'22"W., a distance of 62.57 feet; (3) thence S.79°54'26"W., a distance of 1,069.64 feet to a point on the abovementioned east right-of-way line of Seminole Gulf Railway; thence N.11°46'43"W., along said east right-of-way line of Seminole Gulf Railway, a distance of 2,368.20 feet to the POINT OF BEGINNING.

Said tract contains 3,580,342 square feet or 82.1873 acres, more or less.



EXHIBIT B – DEVELOPMENT ORDER CONDITIONS

Conditions of Approval of the Palmer Ranch Increment XXVII Development of Regional Impact

A. GENERAL

1. The Palmer Ranch Increment XXVII development shall occur in substantial accordance with the Palmer Ranch Master Development Order and Incremental Development Order Conditions.
2. All references made in the following Conditions for Development Approval pertaining to "Applicant", shall also include any successors in interest of areas covered under this Development Order.
3. Access to the Palmer Ranch Increment XXVII project site by Sarasota County government agents and employees shall be granted for the purpose of monitoring the implementation of the Development Order.
4. Pursuant to Chapter 380.06(16), Florida Statutes, the Applicant may be subject to credit for contributions, construction, expansion, or acquisition of public facilities, if the Applicant is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the Applicant may enter into a capital contribution front-ending agreement to reimburse the Applicant for voluntary contributions in excess of the fair share.

B. LAND USE

1. All development shall occur in substantial accordance with the Master Development Plan date stamped August 2, 2017, and attached hereto as Exhibit "C." This does not imply or confer any deviations from applicable zoning or land development regulations.

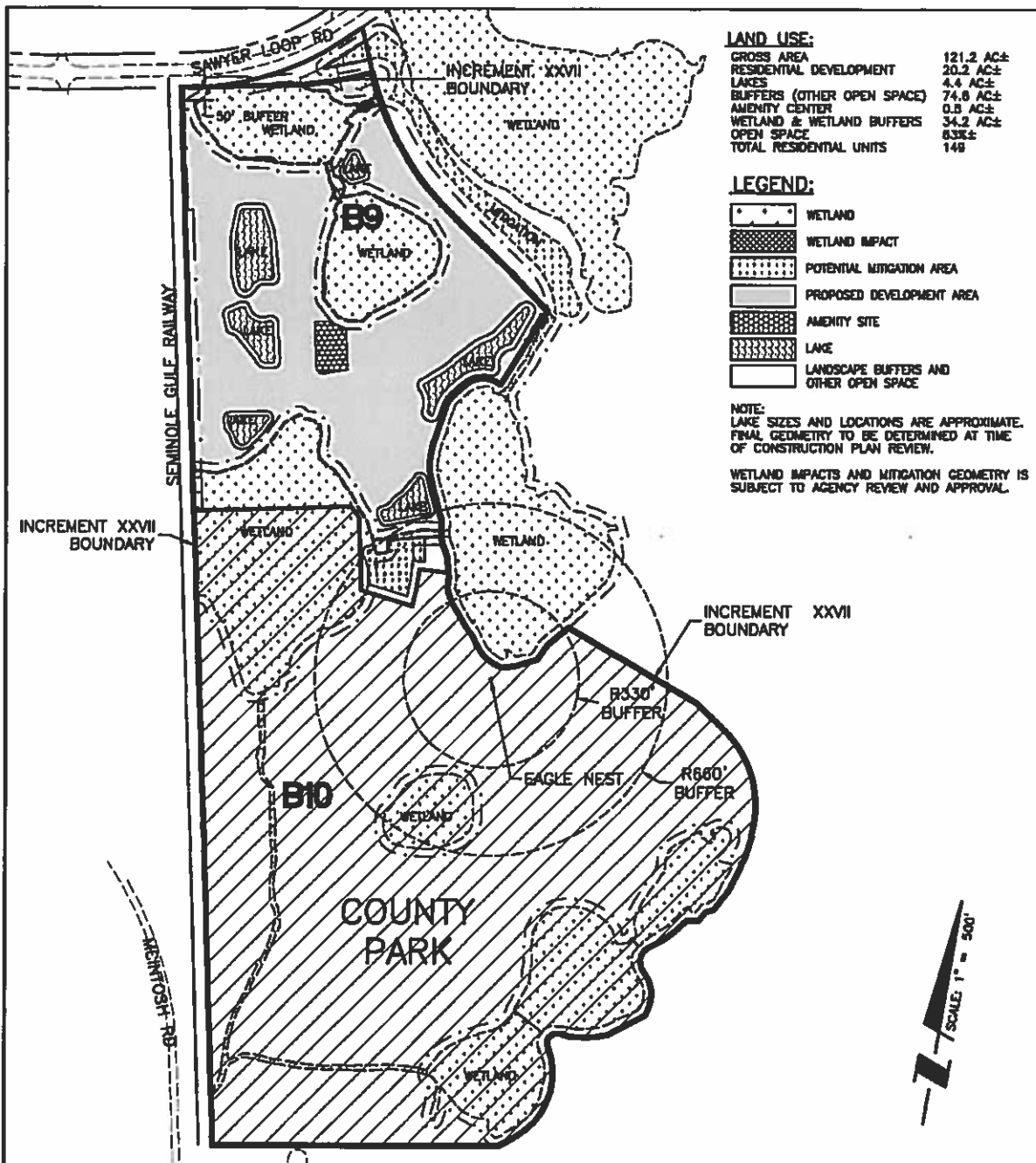
C. VEGETATION AND WILDLIFE

1. The wetlands and associated upland vegetative buffers shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans as shown on the Native Habitat Preservation, Alteration & Mitigation Plan, Map F-2, attached hereto as Exhibit "D." All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Environmental Permitting. Exception may be granted by Environmental Permitting to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.
2. A resource management plan that maintains the functions and values of the on-site preservation areas and is consistent with the Guiding Principles of the Comprehensive Plan and the Environmental Technical Manual shall be submitted to the Environmental Protection Division with preliminary or site and development plans.

D. WATER QUALITY AND DRAINAGE

1. The Master Surface Water Management Plan shall be consistent with the Catfish Creek (Little Sarasota Bay Watershed) Basin Master Plan.
-

EXHIBIT C - MASTER DEVELOPMENT PLAN



LAND USE:

GROSS AREA	121.2 AC±
RESIDENTIAL DEVELOPMENT	20.2 AC±
LAKE	4.4 AC±
BUFFERS (OTHER OPEN SPACE)	74.8 AC±
AMENITY CENTER	0.8 AC±
WETLAND & WETLAND BUFFERS	34.2 AC±
OPEN SPACE	83.8±
TOTAL RESIDENTIAL UNITS	148

LEGEND:

	WETLAND
	WETLAND IMPACT
	POTENTIAL MITIGATION AREA
	PROPOSED DEVELOPMENT AREA
	AMENITY SITE
	LAKE
	LANDSCAPE BUFFERS AND OTHER OPEN SPACE

NOTE:
LAKE SIZES AND LOCATIONS ARE APPROXIMATE. FINAL GEOMETRY TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN REVIEW.

WETLAND IMPACTS AND MITIGATION GEOMETRY IS SUBJECT TO AGENCY REVIEW AND APPROVAL.

PROJECT: PALMER RANCH - DRI INCREMENT XXVIII (PARCEL B9 & B10)
 CLIENT: D.R. HORTON INC. Rec'd Planning Services 8-2-17



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
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MASTER DEVELOPMENT PLAN			
SCALE:	AS SHOWN	DATE:	7/2017
SEC:	TYP: 14 & 23	AGE:	37S 18E
PROJECT NO:	215613859		
DRWN BY/DATE:	DFH/89368		
		SHEET NO:	1 of 1



1

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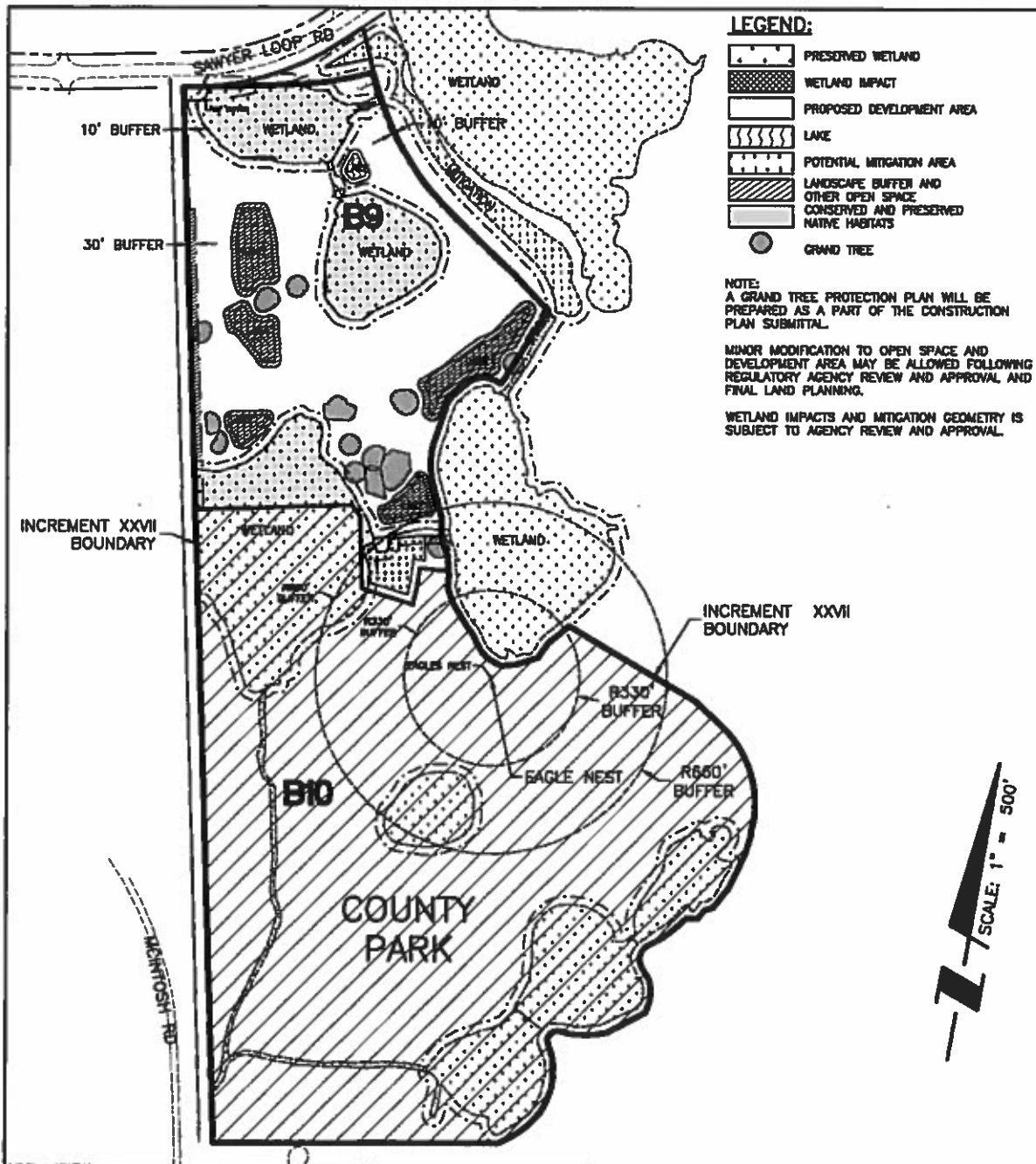
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EXHIBIT D – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN



PROJECT: PALMER RANCH – DRI INCREMENT XXVII (PARCEL B9 & B10)
 CLIENT: D.R. HORTON INC. EXHIBIT F2 Rec'd Planning Services 8-2-17



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NATIVE HABITAT PRESERVATION ALTERATION & MITIGATION PLAN			
SCALE:	AS SHOWN	DATE:	7/2017
SHEET:	14 of 23	REV. NO.:	375 18E
PROJECT NO.:	215613859		
DRWN BY/CHK'D BY:	DFH/89388	SHEET NO.:	1 of 1



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