



# FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

December 12, 2019

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

Attention: Brenda White

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. 2019-050, which was filed in this office on December 11, 2019.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED FOR THE RECORD  
2019 DEC 12 PM 3:43  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

**ORDINANCE NO. 2019-050**

**AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, ESTABLISHING THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; NAMING THE DISTRICT; PROVIDING STATUTORY PROVISIONS GOVERNING THE DISTRICT; CONSENTING TO THE EXERCISE OF SELECT POWERS BY THE DISTRICT UNDER SECTION 190.12, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Neal Communities of Southwest Florida, LLC ("Petitioner") has petitioned the Board of County Commissioners ("Board") of Sarasota County, Florida, a political subdivision of the State of Florida to establish the Windward at Lakewood Ranch Community Development District ("District"); and

**WHEREAS**, the Board of County Commissioners, after proper published notice, conducted a public hearing on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e), Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes, as required by Section 190.005(2)(a), Florida Statutes; and all statements contained within the petition are true and correct.
2. Establishment of the District on the property proposed in the petition is not inconsistent with any applicable element or portion of the Sarasota County Comprehensive Plan, or the State Comprehensive Plan.
3. The area of land proposed to be within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional and interrelated community.
4. The District is a viable alternative available for delivering community development services and facilities to the area that will be serviced by the District.
5. The community development services and facilities of the District will not be

incompatible with the capacity and uses of existing local and regional community development services and facilities.

6. The area that will be served by the District is amenable to separate special-district government.

**WHEREAS**, it is the policy of the state of Florida, as provided for in Section 190.002(2)(c), Florida Statutes, that the exercise by any independent district of its powers as set forth by uniform general law comply with all applicable governmental laws, rules, regulations and policies governing planning and permitting of the development to be serviced by the District, to ensure that neither the establishment nor operation of such District is a development order under Chapter 380 and that the District so established does not have any zoning or permitting powers governing development; and

**WHEREAS**, Section 190.004(3), Florida Statutes, provides that "... all governmental planning, environmental, and land development laws, regulations and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances or regulations of the applicable local general purpose government."; and

**WHEREAS**, the charter of the District is Sections 190.006 - 190.041, Florida Statutes, as provided expressly in Section 190.004(4) and confirmed in Section 189.4031(2), Florida Statutes; and

**WHEREAS**, the single, specialized and narrow purpose of the District is the delivery of community infrastructure pursuant to its state created charter and the exercise of its general and special powers complying with all applicable policies and regulations of statutes and ordinances, State v. Frontier Acres Community Development District, 472 So. 2d, 455, at p. 457 (Fla.1985).

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA** that:

**SECTION ONE: AUTHORITY FOR ORDINANCE**

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances. This Ordinance is also adopted pursuant to Sarasota County Resolution No. 2005-042.

**SECTION TWO: ESTABLISHMENT OF THE WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Consent is hereby given to the District's Board of Supervisors to finance, fund, plan,

**SECTION SIX: CONSENT TO SPECIAL POWERS**

The District shall be governed by the provisions of its general law charter in and created by Chapter 190, Florida Statutes, and all other applicable general law.

**SECTION FIVE: STATUTORY PROVISIONS GOVERNING THE DISTRICT**

The community development district herein established shall henceforth be known as the "Windward at Lakewood Ranch Community Development District".

**SECTION FOUR: DISTRICT NAME**

John Blakely  
5800 Lakewood Ranch Boulevard  
Sarasota, FL 34240

Pete Williams  
5800 Lakewood Ranch Boulevard  
Sarasota, FL 34240

Dale Weidemiller  
5800 Lakewood Ranch Boulevard  
Sarasota, FL 34240

Sandy Foster  
5800 Lakewood Ranch Boulevard  
Sarasota, FL 34240

Priscilla Heim  
5800 Lakewood Ranch Boulevard  
Sarasota, FL 34240

The following five persons are herewith designated to be the initial members of the Board of Supervisors of the District:

**SECTION THREE: DESIGNATION OF INITIAL BOARD MEMBERS**

The District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2), *Florida Statutes*.

**SECTION SEVEN: CONFLICT AND SEVERABILITY**

In the event this Ordinance conflicts with any other ordinance of Sarasota County or other applicable law, the more restrictive shall apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

**SECTION EIGHT: INCLUSION IN THE CODE OF ORDINANCES**

The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Sarasota County, Florida. The sections of the Ordinances may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or any other appropriate word.

**SECTION NINE: EFFECTIVE DATE**

This Ordinance becomes effective upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida on this 11 day of December, 2019.

Attest:

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

By: \_\_\_\_\_

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

By: \_\_\_\_\_

Chair

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°28'48" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,688.42 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 89°32'01" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4; THENCE SOUTH 89°32'01" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 1,347.05 FEET; THENCE SOUTH 00°02'28" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,325.60 FEET; THENCE SOUTH 89°50'22" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 346.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2508, PAGE 1392 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, NORTHERLY 659.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,275.00 FEET, A CENTRAL ANGLE OF 29°38'03", AND A CHORD BEARING AND DISTANCE OF NORTH 14°58'45" WEST 652.12 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, NORTH 00°09'44" WEST, A DISTANCE OF 695.18 FEET TO AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 89°32'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE WEST RIGHT-OF-WAY OF LORRAINE ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2018067472 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY OF LORRAINE ROAD THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 00°09'44" EAST, A DISTANCE OF 695.07 FEET TO A POINT ON A CURVE TO THE LEFT; 2) SOUTHERLY 723.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,265.00 FEET, A CENTRAL ANGLE OF 32°45'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°32'38" EAST 713.55 FEET; 3) SOUTH 32°55'32" EAST, A DISTANCE OF 622.48 FEET TO A POINT ON A CURVE TO THE RIGHT; 4) SOUTHEASTERLY 551.34 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,935.00 FEET, A CENTRAL ANGLE OF 10°45'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°32'39" EAST 550.53 FEET; 5) SOUTH 22°09'45" EAST, A DISTANCE OF 208.25 FEET TO A POINT ON A CURVE TO THE RIGHT; 6) SOUTHERLY 731.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 21°39'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°19'58" EAST 727.15 FEET; 7) SOUTH 00°30'10" EAST, A DISTANCE OF 129.67 FEET TO THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWENTY-EIGHT (28) COURSES: 1) SOUTH 74°24'43" WEST, A DISTANCE OF 39.75 FEET; 2) SOUTH 16°03'25" WEST, A DISTANCE OF 376.37 FEET TO A POINT ON A

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION: (BY ARDURRA)

EXHIBIT "A"

NON-TANGENT CURVE TO THE RIGHT; 3) SOUTHWESTERLY 351.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 406.00 FEET, A CENTRAL ANGLE OF 49°34'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°32'36" WEST 340.46 FEET; 4) SOUTH 51°19'59" WEST, A DISTANCE OF 439.88 FEET TO A POINT ON A CURVE TO THE LEFT; 5) SOUTHWESTERLY 29.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 144.00 FEET, A CENTRAL ANGLE OF 11°42'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°28'49" WEST 29.37 FEET; 6) SOUTH 39°37'38" WEST, A DISTANCE OF 99.00 FEET TO A POINT ON A CURVE TO THE RIGHT; 7) SOUTHWESTERLY 61.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 456.00 FEET, A CENTRAL ANGLE OF 07°46'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°30'52" WEST 61.83 FEET; 8) SOUTH 56°51'33" WEST, A DISTANCE OF 21.20 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 9) SOUTHWESTERLY 123.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 452.98 FEET, A CENTRAL ANGLE OF 15°34'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°49'53" WEST 122.71 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; 10) WESTERLY 496.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 603.01 FEET, A CENTRAL ANGLE OF 47°07'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°10'52" WEST 482.15 FEET; 11) SOUTH 47°22'13" WEST, A DISTANCE OF 243.87 FEET; 12) NORTH 36°00'54" WEST, A DISTANCE OF 32.75 FEET; 13) NORTH 41°10'43" WEST, A DISTANCE OF 231.04 FEET; 14) NORTH 57°04'10" WEST, A DISTANCE OF 160.32 FEET; 15) NORTH 59°37'24" WEST, A DISTANCE OF 20.98 FEET; 16) NORTH 57°32'57" WEST, A DISTANCE OF 7.61 FEET; 17) NORTH 17°50'39" WEST, A DISTANCE OF 113.55 FEET; 18) NORTH 16°51'26" WEST, A DISTANCE OF 55.38 FEET; 19) NORTH 13°00'49" EAST, A DISTANCE OF 33.03 FEET; 20) NORTH 07°45'16" EAST, A DISTANCE OF 97.62 FEET; 21) NORTH 82°14'44" WEST, A DISTANCE OF 50.00 FEET; 22) SOUTH 07°45'16" WEST, A DISTANCE OF 95.32 FEET; 23) SOUTH 13°00'49" WEST, A DISTANCE OF 44.07 FEET; 24) SOUTH 16°51'26" EAST, A DISTANCE OF 69.15 FEET; 25) SOUTH 17°50'39" EAST, A DISTANCE OF 53.35 FEET; 26) NORTH 56°29'10" WEST, A DISTANCE OF 260.78 FEET; 27) NORTH 56°49'50" WEST, A DISTANCE OF 44.85 FEET; 28) NORTH 56°57'40" WEST, A DISTANCE OF 412.98 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 ACCORDING TO THE AGREEMENT LINE AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2010051145 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 00°04'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,376.58 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 89°51'13" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 611.80 FEET TO AFORESAID BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818; THENCE ALONG SAID BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES: 1) NORTH 51°16'19" EAST, A DISTANCE OF 262.41 FEET; 2) NORTH 49°32'22" EAST, A DISTANCE OF 664.32 FEET; 3) NORTH 31°25'54" EAST, A DISTANCE OF 382.42 FEET; 4) NORTH 28°27'02" EAST, A DISTANCE OF 346.74 FEET; 5) NORTH 28°56'58" EAST, A DISTANCE OF 503.56 FEET; 6) NORTH 29°38'48" EAST, A DISTANCE OF 839.17 FEET; 7) NORTH 60°21'12" WEST, A DISTANCE OF 52.00 FEET; 8) SOUTH 29°38'48" WEST, A DISTANCE OF 839.49 FEET; 9) SOUTH 28°56'58" WEST, A DISTANCE OF 504.10 FEET; 10) SOUTH 28°27'02" WEST, A DISTANCE OF 345.61 FEET; 11) SOUTH 31°25'54" WEST, A DISTANCE OF 372.78 FEET; 12) SOUTH 49°32'22" WEST, A DISTANCE OF 655.25 FEET; 13) SOUTH 51°16'19" WEST, A DISTANCE OF 326.80 FEET TO AFORESAID NORTH LINE OF THE SOUTHWEST 1/4; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4, SOUTH 89°51'13" WEST, A DISTANCE OF 1,998.95 FEET; THENCE NORTH 00°00'55" EAST, ALONG THE WEST LINE OF AFORESAID NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,696.50 FEET TO THE POINT OF BEGINNING.

02019-050

CONTAINING 366.860 ACRES.

TOGETHER WITH:

**PARCEL 2**

A PARCEL OF LAND LYING IN SECTIONS 15 & 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 00°04'55" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15 ACCORDING TO THE AGREEMENT LINE AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2010051145, A DISTANCE OF 1,230.71 FEET TO THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOURTEEN (14) COURSES: 1) SOUTH 56°57'40" EAST, A DISTANCE OF 380.30 FEET; 2) SOUTH 56°49'50" EAST, A DISTANCE OF 44.65 FEET; 3) SOUTH 56°29'10" EAST, A DISTANCE OF 275.39 FEET; 4) SOUTH 57°32'57" EAST, A DISTANCE OF 73.28 FEET; 5) SOUTH 59°37'24" EAST, A DISTANCE OF 20.77 FEET; 6) SOUTH 57°04'10" EAST, A DISTANCE OF 152.23 FEET; 7) SOUTH 41°10'43" EAST, A DISTANCE OF 221.80 FEET; 8) SOUTH 36°00'54" EAST, A DISTANCE OF 91.37 FEET; 9) SOUTH 31°57'41" EAST, A DISTANCE OF 48.26 FEET; 10) SOUTH 27°21'23" EAST, A DISTANCE OF 102.76 FEET; 11) SOUTH 21°18'23" EAST, A DISTANCE OF 17.04 FEET; 12) SOUTH 16°S7'06" EAST, A DISTANCE OF 111.86 FEET; 13) SOUTH 15°58'17" EAST, A DISTANCE OF 76.00 FEET; 14) SOUTH 13°15'38" EAST, A DISTANCE OF 6.14 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 43°23'47" WEST, A DISTANCE OF 1,160.91 FEET; THENCE SOUTH 46°19'38" WEST, A DISTANCE OF 13.91 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 393.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 46°31'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°04'06" WEST 383.04 FEET; THENCE SOUTH 00°11'26" EAST, A DISTANCE OF 139.41 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 532.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 38°53'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°38'23" EAST 522.77 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 499.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 68°56'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°36'53" EAST 469.81 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 358.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 67°25'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°50'54" EAST 338.53 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 328.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 36°36'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°15'21" EAST 323.43 FEET; THENCE SOUTH 00°57'17" EAST, A DISTANCE OF 77.43 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 79.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF

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50.00 FEET, A CENTRAL ANGLE OF 91°00'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°27'40" EAST 71.33 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD ACCORDING TO SARASOTA COUNTY ROAD PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°09'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD, A DISTANCE OF 628.77 FEET; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2608, PAGE 1353 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 1,257.31 FEET; THENCE NORTH 89°10'30" EAST, ALONG THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 53.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.454 ACRES.

**TOGETHER WITH:**

**PARCEL 3**

A PARCEL OF LAND LYING IN SECTIONS 15 & 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 89°10'30" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 1,240.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43°23'47" WEST, A DISTANCE OF 67.57 FEET TO THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHTEEN (18) COURSES: 1) NORTH 13°15'38" WEST, A DISTANCE OF 93.46 FEET; 2) NORTH 15°58'17" WEST, A DISTANCE OF 77.61 FEET; 3) NORTH 16°57'06" WEST, A DISTANCE OF 114.19 FEET; 4) NORTH 21°18'23" WEST, A DISTANCE OF 21.58 FEET; 5) NORTH 27°21'23" WEST, A DISTANCE OF 107.42 FEET; 6) NORTH 31°57'41" WEST, A DISTANCE OF 52.04 FEET; 7) NORTH 36°00'54" WEST, A DISTANCE OF 32.44 FEET; 8) NORTH 47°22'13" EAST, A DISTANCE OF 228.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 9) EASTERLY 501.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 633.01 FEET, A CENTRAL ANGLE OF 45°22'29", AND A CHORD BEARING AND DISTANCE OF NORTH 88°18'12" EAST 488.30 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; 10) NORTHEASTERLY 129.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 482.98 FEET, A CENTRAL ANGLE OF 15°21'15", AND A CHORD BEARING AND DISTANCE OF NORTH 57°56'20" EAST 129.04 FEET; 11) NORTH 56°51'33" EAST, A DISTANCE OF 21.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 12) NORTHEASTERLY 68.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 08°04'18", AND A CHORD BEARING AND DISTANCE OF NORTH 43°39'47" EAST 68.41 FEET; 13) NORTH 39°37'58" EAST, A DISTANCE OF 99.00 FEET TO A POINT ON A CURVE TO THE RIGHT;

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14) NORTHEASTERLY 23.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 11°42'22", AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'49" EAST 23.25 FEET; 15) NORTH 51°19'59" EAST, A DISTANCE OF 439.88 FEET TO A POINT ON A CURVE TO THE LEFT; 16) NORTHEASTERLY 373.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 436.00 FEET, A CENTRAL ANGLE OF 49°04'35", AND A CHORD BEARING AND DISTANCE OF NORTH 26°47'42" EAST 362.14 FEET; 17) NORTH 16°03'25" EAST, A DISTANCE OF 355.92 FEET; 18) NORTH 74°24'43" EAST, A DISTANCE OF 14.91 FEET TO THE WEST RIGHT-OF-WAY OF LORRAINE ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2018067472 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°30'10" EAST, ALONG SAID WEST RIGHT-OF-WAY OF LORRAINE ROAD, A DISTANCE OF 1,216.15 FEET; THENCE SOUTH 89°10'30" WEST, A DISTANCE OF 911.12 FEET; THENCE SOUTH 00°04'59" EAST, A DISTANCE OF 610.55 FEET; THENCE NORTH 89°10'30" EAST, ALONG AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 43.56 FEET; THENCE SOUTH 43°23'47" EAST, ALONG THE SOUTHWESTERLY LINE OF PARCEL A ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2010124294 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 1,255.58 FEET; THENCE ALONG AFORESAID WEST RIGHT-OF-WAY OF LORRAINE ROAD, SOUTH 00°34'25" WEST, A DISTANCE OF 286.38 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF LORRAINE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2784, PAGE 2547 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, NORTH 89°26'05" WEST, A DISTANCE OF 10.00 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°34'25" WEST, A DISTANCE OF 45.36 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD ACCORDING TO SARASOTA COUNTY ROAD PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SOUTH 89°39'34" WEST, A DISTANCE OF 108.22 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°06'59" WEST, A DISTANCE OF 18.19 FEET; THENCE NORTH 43°23'47" WEST, ALONG THE NORTHEASTERLY LINE OF PARCEL B ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2010124294 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 1,320.66 FEET; THENCE NORTH 02°42'42" EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 283.12 FEET; THENCE SOUTH 89°10'30" WEST, ALONG AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 277.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.005 ACRES.

**TOTAL PROPOSED CDD SUBJECT PROPERTY: 417.319 ACRES**

02019-050