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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001150655 5 PGS
2001 OCT 18 03:37 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
VBROTHER Receipt#096369

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




The following property located in Sarasota County, Florida, owned by John Canino, and described in Ordinance No. 2001-066 attached hereto, has been rezoned to a OPI/PD (Office, Professional and Institutional/Planned District) zone district pursuant to Rezone Petition No. 01-17 filed by Peter Dailey, Agent, and granted by Sarasota County on September 12, 2001, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

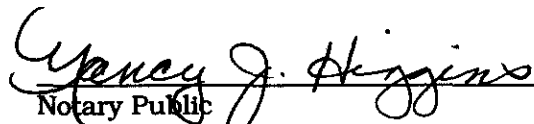
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2001-066, attached hereto)


Executive Director
Growth Management Business Center

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

 Witness my hand and official seal at Sarasota County, Florida, this 16th day of October, A.D. 2001.


Notary Public
State of Florida at Large

This instrument prepared by:
Nancy Higgins



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

ORDINANCE NO 2001- 066

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 75-38, CODIFIED IN APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY, PROVIDING FINDINGS, PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS, AND PROVIDING AN EFFECTIVE DATE

2001 SEP 27 AM 11:11
COUNTY CLERK

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

Section 1 Findings The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings.

A The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No 01-17, requesting rezoning of the property described herein

B The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No 75-38, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.

C The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance

D Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available

Section 2 Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Section 2 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for 1.2 acres ± from RE-1(Residential, Estate, 1 unit/2 acres) to District OPI/PD (Office, Professional and Institutional/Planned District) for the following described property located in Sarasota County, Florida

FILED
2001 SEP 27 AM 11:11
DEPT. OF COUNTY CLERK
TALLAHASSEE, FLORIDA

2001-066

South of University Parkway and 1,600 feet \pm west of Lockwood Ridge Road, more particularly described as follows

The east 177 56 feet of Lot 3, Block "D", Desoto Acres, as per plat thereof recorded in Plat Book 4, page 42 of the Public Records of Sarasota County, Florida.

Section 3 Restrictions, Stipulations and Safeguards As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

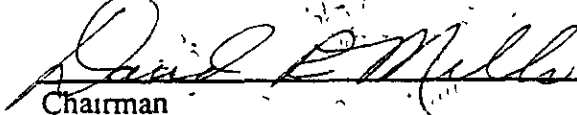
- 1 Development shall occur in substantial accordance with the Development Concept Plan dated June 8, 2001, and attached hereto as Exhibit "A" except modified as necessary to comply with the stipulations contained herein In the event that central sewer service is provided to the parcel, the drain field septic areas shown on Exhibit "A" may be used for parking and loading This does not imply or confer any variances from applicable zoning or land development regulations
- 2 The access easement, depicted on Exhibit "A," attached hereto (or a similar access easement which is in compliance with the University Parkway Corridor Plan -West), shall be paved prior to the issuance of a Certificate of Occupancy The easement shall be recorded in the public records prior to Site and Development Plan Approval.
- 3 Access shall be reconfigured to use the east-west access road once it is constructed and connected to one of the University Parkway access locations ("windows") identified in the University Parkway Corridor Plan -West
- 4 Until this property is served by central sewer, the following activities normally permitted in OPI zoning are not permitted veterinarian or animal holding facility, school, public park, hospital, nursing home, medical and wet chair dental clinic or laboratory, townhouses, theater, house of worship, photographic studio, funeral home, private club, child care center, health studio or spa
- 5 Connection to sewer shall be made within 90 days of availability
- 6 Development of the subject parcel shall comply with all applicable conditions contained in the University Parkway Corridor Plan-West (Ordinance No 96-076)
- 7 No OPI uses shall commence on the subject parcel until a Site and Development Plan has been approved by Sarasota County and all required improvements have been installed.

- 8 The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility
- 9 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets
- 10 A 20-foot wide landscape buffer "K" as required by the University Parkway Corridor Plan - West (No 92-01-SP-West) shall be provided along University Parkway All other landscape buffers shall be in accordance with Section 13 of the Zoning Code

Section 4 Effective Date This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office

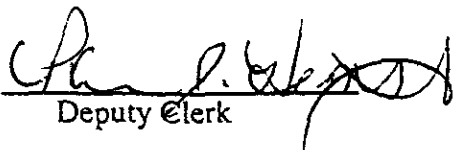
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 12 day of September, A D , 2001.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


Chairman

ATTEST

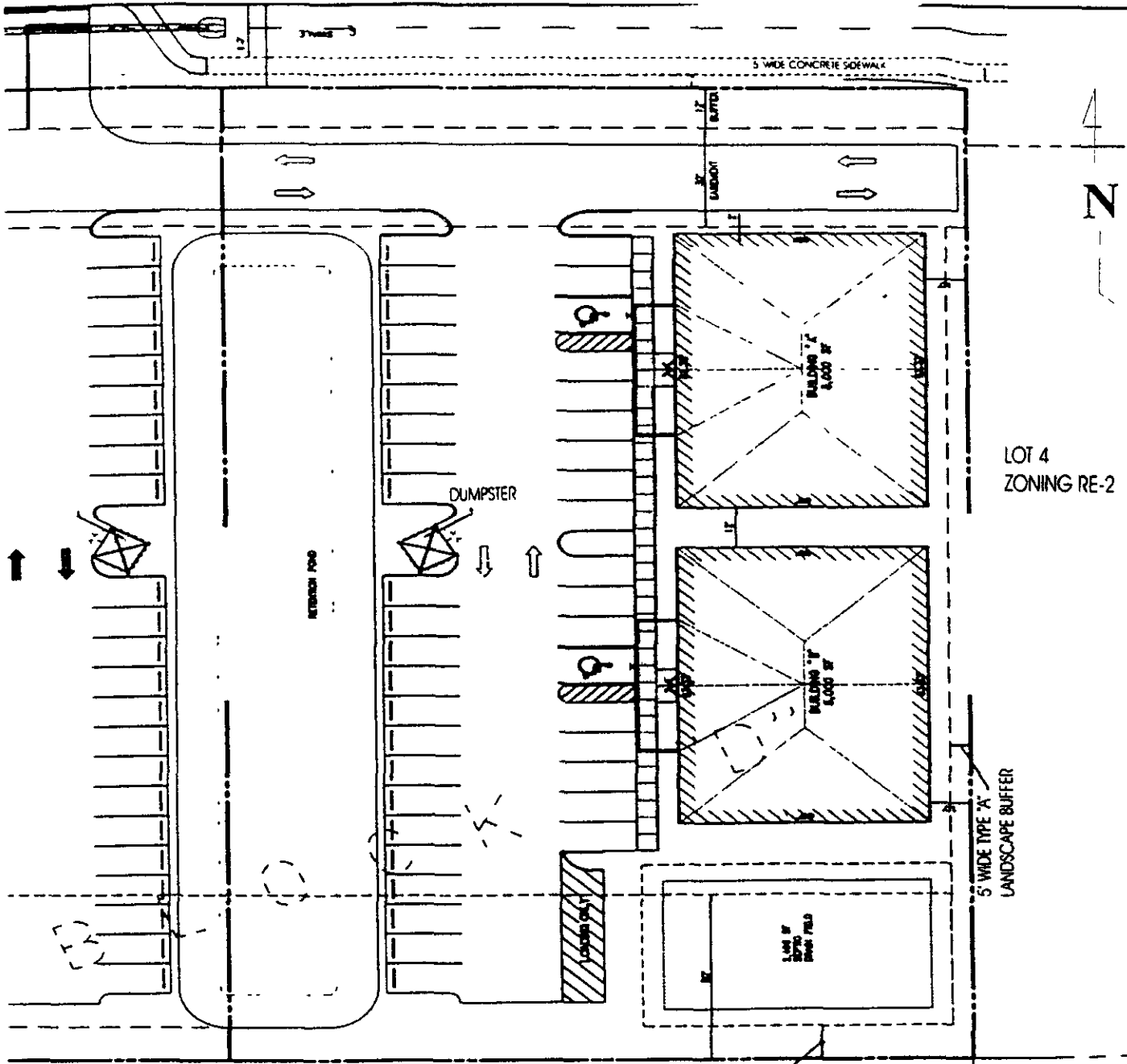
KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida

By 
Deputy Clerk

2001-066

MAP SERIES/CONCEPT PLAN

EXHIBIT "A"



STATE OF FLORIDA
 COUNTY OF SARASOTA
 I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILES IN THIS OFFICE WITNESS MY HAND AND OFFICIAL

SUBMITTED TO GROWTH MANAGEMENT:
 JUNE 8 2001

SP: THIS DATE Sept 24 2001
 NAME: [Signature] CLERK OF THE CIRCUIT COURT
 CLERK TO THE BOARD OF COUNTY COMMISSIONERS SARASOTA COUNTY FLORIDA

2001-0611
 DEPUTY CLERK