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2002 MAY 08 05:09 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
VBROTHER Receipt#168576

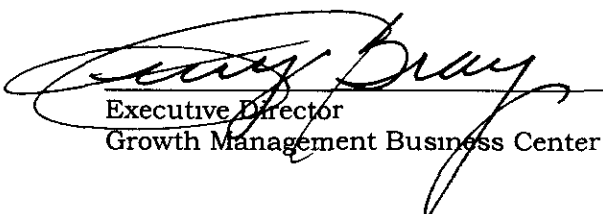
✓ Please record and return to Karen Grasset
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

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 Joe and Rose Altseimer, and described in Ordinance No 2001-080 attached hereto, has been rezoned to a OPI/PD (Office, Professional and Institutional/Planned District) zone district pursuant to Rezone Petition No 01-32 filed by Joel Freedman, Agent, and granted by Sarasota County on October 24, 2001, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

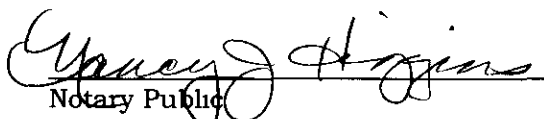
(Stipulations and limitations are those described in Section 3 of Ordinance No 2001-080, attached hereto)


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 7th day of May, A D 2002


Notary Public
State of Florida at Large

This instrument prepared by
Susan M Anderson


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

ORDINANCE NO 2001-080

2001 OCT 25 AM 11:02

CLERK OF CIRCUIT COURT
SARASOTA COUNTY FLORIDA

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

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 01-32, 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 1.35 acres ± from RE-1 (Residential, Estate, 1 unit/2 acres) to OPI/PD (Office, Professional and Institutional/Planned District) for the following described property located in Sarasota County, Florida

02001-080

South of University Parkway and 650 feet \pm west of Shade Avenue, more particularly described as follows

Lot 6, Block "B", DeSoto Acres Subdivision, less right-of-way for University Parkway, as recorded in Road Plat Book 2, Pages 41-42, of the Public Records of Sarasota County, Florida

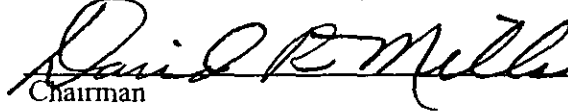
Section 3 Restrictions, Stipulations and Safeguards As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns Upon recording in the public records of Sarasota County, these stipulations 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 date stamped June 28, 2001, and attached hereto as Exhibit "A" except modified as necessary to comply with the stipulations contained herein 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 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
- 4 Connection to central sewer shall be made within 90 days of availability.
- 5 Development of the subject parcel shall comply with all applicable conditions contained in the University Parkway Corridor Plan-West (Ordinance No. 96-076)
- 6 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
- 7 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
- 8 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets

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 24th day of October, 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

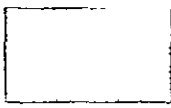
By. 
Deputy Clerk

MAP SERIES/CONCEPT PLAN

EXHIBIT "A"

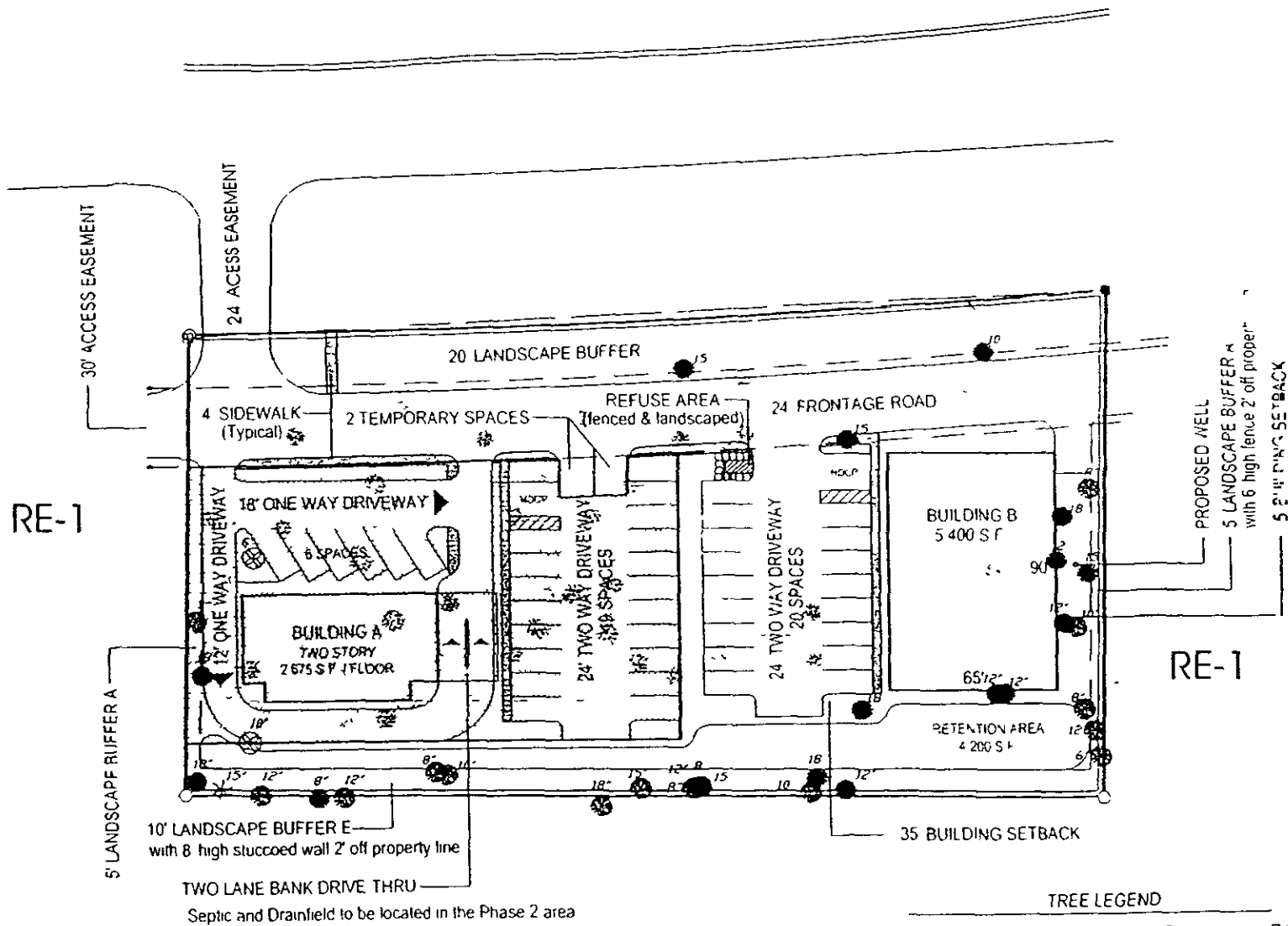
OFFICIAL RECORDS INSTRUMENT # 2002075260 5 PGS

PROPOSED ZONING	OPI/PD (Office, Professional & Institutional/ Planned District)
EXISTING USE	Vacant
PROPOSED USE	Office



PHASE TWO

UNIVERSITY PARKWAY



TREE LEGEND

MAPLE PINE PALM

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THIS DOCUMENT RECEIVED BY
GROWTH MANAGEMENT ON
JUNE 28, 2001