

2001 DEC 17 05:58 PM

KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
LKROHN Receipt#116431




2001183309

✓ Please record and return to Karen Grasset  
Growth Management Business Center  
1660 Ringling Boulevard, 5<sup>th</sup> 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 A Ferold Davis, President, and described in Ordinance No 2001-086 attached hereto, has been rezoned to a OPI (Office, Professional and Institutional) zone district pursuant to Rezone Petition No 01-35 filed by J P Marchand, Agent, and granted by Sarasota County on November 19, 2001, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

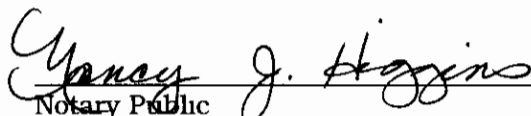
(Stipulations and limitations are those described in Section 3 of Ordinance No 2001-086, attached hereto)

  
Executive Director  
Growth Management Business Center

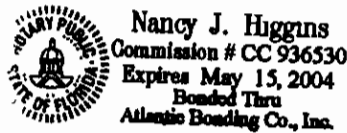
STATE OF FLORIDA  
COUNTY OF SARASOTA

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 14<sup>th</sup> day of December, A D 2001

  
Notary Public  
State of Florida at Large

This instrument prepared by  
Nancy Higgins



BOOKED  
FILED

ORDINANCE NO 2001-086

2001 NOV 21 PM 12:12

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, 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

CLERK OF DISTRICT COURT  
SARASOTA COUNTY, FL  
2001 NOV 29 PM 1:50  
FILED

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 01-35, 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 6.5128 acres ± from OUE-2 (Open Use, Estate, 1 unit/2 acres) to OPI (Office, Professional and Institutional) for the following described property located in Sarasota County, Florida

Northeast corner of Jacaranda Boulevard and State Road No 776 more particularly described as follows

A portion of Section 34, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows

Commence at the west quarter corner of Section 34, Township 39 South, Range 19 East, Sarasota County, Florida, thence

2001-086

north 03°42'06" east, along the west line of said Section 34, a distance of 43 07 feet to the westerly extension of the south line of lands described in Official Records Book 319, at Page 717, Public Records of Sarasota County, Florida, thence South 89°48'37" East, along said westerly extension of the south line of lands described in Official Records Book 319, at Page 717, a distance of 257 48 feet to the POINT OF BEGINNING, thence continue, along said south line of lands described in Official Records Book 319, at page 717, South 89°48'37" East, a distance of 377 78 feet to its intersection with the south line of lands described in Official Records Book 443, at page 6, Public Records of Sarasota County, Florida, thence South 86°20'37" East, along said south line of lands described in Official Records Book 443, at page 6, a distance of 58 70 feet to the southeast corner of said lands described in Official Records Book 443, at Page 6, thence North 03°41'49" East, along the east line of said lands described in Official Records Book 443, at Page 6, a distance of 3 63 feet to its intersection with said south line of lands described in Official Records Book 319, at Page 717, thence South 89°52'57" East, along said south line of lands described in Official Records Book 319, at Page 717, a distance of 145 38 feet to the southeast corner of said lands described in Official Records Book 319, at Page 717, thence a bearing of EAST, a distance of 346 76 feet to the westerly right-of-way line of Jacaranda Boulevard (200 feet wide), as described in Official Records Book 1840, at Page 901, Public Records of Sarasota County, Florida, same being a point on a curve to the right having a radius of 810 00 feet, a central angle of 24°54'33", a chord bearing of South 44°44'30" West, a chord length of 349.38 feet, thence southwesterly along said right-of-way line of Jacaranda Boulevard, along the arc of said curve, an arc length of 352 14 feet to the point of tangency of said curve, thence continue along said right-of-way line of Jacaranda Boulevard, South 57°11'46" West, a distance of 496 33 feet to the easterly right-of-way line of State Road No 776, as shown on Florida Department of Transportation right-of-way Map Section 17050-2505, thence along said easterly right-of-way line of State Road No 776, the following six (6) calls (1) North 36°38'03" West, a distance of 172.97 feet, (2) North 32°48'31" West, a distance of 202 70 feet, (3) North 19°18'47" West, a distance of 51 42 feet (4) North 32°48'31" West, a distance of 145 84 feet, (5) North 27°47'54" East, a distance of 28 28 feet; (6) North 66°03'36" East, a distance of 33 11 feet to the POINT OF BEGINNING

Parcel contains 6 5128 acres more or less

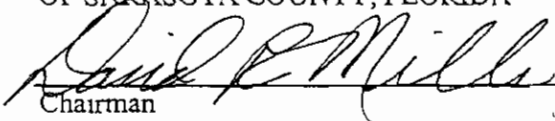
Section 3 Restrictions, Stipulations and Safeguards As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations 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 Prior to, or concurrent with, the first development on the subject parcel, a northbound to eastbound right-turn lane shall be constructed at the right-in/right-out access point on State Road 776. The improvement shall be included in the construction plan submittal for the first development on the subject parcel.
- 2 Access to the subject parcel shall be limited to one right-in/right-out access point on State Road 776 and one right-in/right-out access point on Jacaranda Boulevard.
- 3 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
- 4 Refuse areas shall be visually screened in accordance with Section 11.6 of the Sarasota County Zoning Ordinance.
- 5 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, and 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 of Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.

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.

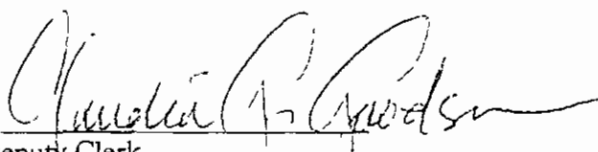
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 19<sup>th</sup> day of November, A.D., 2001.

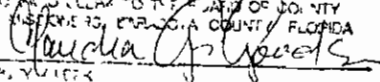
BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

  
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

STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILED  
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 11/21/01  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY   
CLERK