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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#157270


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 Palmer Ranch Holdings Ltd., and described in Ordinance No 2002-010 attached hereto, has been rezoned to a PID (Planned Industrial Development) zone district with stipulations and amended legal description and a CG (Commercial, General) zone district with stipulations, pursuant to Rezone Petition No 01-40(b) filed by Jim Paulmann, Agent, and granted by Sarasota County on January 9, 2002, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

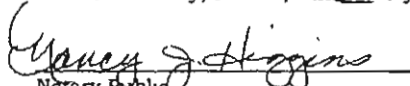
(Stipulations and limitations are those described in Section 3 of Ordinance No 2002-010, attached hereto)


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 3rd day of April, A D. 2002.


Nancy J. Higgins
Notary Public
State of Florida at Large

This instrument prepared by
Susan M Anderson



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

ORDINANCE NO. 2002-010

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 75-38, 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.

FILED
2002 JAN 22 PM 2:32
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

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. 01-40(b), 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 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 Sarasota County Ordinance No. 75-38 and any amendments thereto.

D. Pursuant to the provisions of Sarasota County Ordinance No. 89-103, 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 Ordinance No. 75-38. The Official Zoning Atlas, as part of Sarasota County Ordinance No. 75-38, is hereby amended by changing the zoning district classification for 35.54 acres ± as follows: 32.18 acres ± from PID (Planned Industrial Development) with stipulations to PID (Planned Industrial Development) with stipulations and amended legal description and 3.36 acres ± from CG (Commercial, General) with stipulations to CG (Commercial, General) with stipulations for the following described property located in Sarasota County, Florida:

Southwest corner of Clark Road (S.R. 72) and Honore Avenue, more particularly described as follows:

PARCEL B1

A tract of land lying in the NE 1/4 of Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the NE corner of the NE 1/4 of said Section 14; thence S 00° 11' 29" W along the Easterly line of said NE 1/4 a distance of 237.89 feet; thence N 89° 48' 31" W a distance of 55.00 feet to the NW corner of Parcel 123 "B" per Official Records Book 2581 at Page 2366 of the Public Records of Sarasota County, Florida; thence S 00° 11' 29" W along the Westerly line of said Parcel 123 "B" a distance of 40.26 feet for the Point of Beginning; thence N 73° 02' 45" W a distance of 64.07 feet to the point of curvature (PC) of a curve to the left having a radius of 85.00 feet and a central angle of 42° 23' 31"; thence Northwesterly and Southwesterly along the arc a distance of 62.89 feet; thence S 64° 33' 44" W a distance of 169.89 feet to the PC of a curve to the right having a radius of 45.00 feet and a central angle of 49° 44' 45"; thence Southwesterly and Northwesterly along the arc a distance of 39.07 feet to the point of reverse curvature (PRC) of a curve to the left having a radius of 755.00 feet and a central angle of 14° 32' 06"; thence Northwesterly along the arc a distance of 191.53 feet to the point of compound curvature (PCC) of a curve to the left having a radius of 50.00 feet and a central angle of 74° 16' 49"; thence Northwesterly and Southwesterly along the arc a distance of 64.82 feet to the PRC of a curve to the right having a radius of 420.00 feet and a central angle of 10° 18' 18"; thence Southwesterly along the arc a distance of 75.54 feet; thence N 89° 25' 45" W a distance of 33.01 feet; thence N 00° 34' 15" E a distance of 315.10 feet to the Southerly line of Parcel 123 "A" per Official Records Book 2581 at Page 2366 of said Public Records (the following two calls are along said Southerly line); thence N 89° 25' 45" W a distance of 1874.02 feet; thence S 87° 29' 51" W a distance of 77.21 feet to the Easterly line of Tract 701, PALMER PARK OF COMMERCE, recorded in Plat Book 35, Pages 32, 32A through 32E of said Public Records (the following four calls are along the Northerly lines of said PALMER PARK OF COMMERCE and along the Northerly line of premises described as Parcel 123 "C" per Official Records Book 2581 at Page 2366 of said Public Records); thence S 00° 13' 09" W a distance of 273.23 feet; thence S 66° 57' 45" E a distance of 126.48 feet; thence S 17° 37' 11" E a distance of 145.00 feet; thence S 66° 57' 45" E a distance of 1133.02 feet to the Northeasterly corner of said Parcel 123 "C"; thence N 57° 11' 16" E a distance of 558.39 feet; thence N 83° 50' 13" E a distance of 240.94 feet; thence N 00° 24' 03" W a distance of 54.53 feet; thence S 84° 08' 13" E a distance of 56.35 feet; thence N 84° 42' 27" E a distance of 31.42 feet; thence S 89° 32' 04" E a distance of 141.21 feet; thence N 81° 11' 16" E a distance of 121.47 feet; thence N 64° 07' 33" E a distance of 342.18 feet to a point on a curve of which the radius point lies N 87° 16' 23" W a radial distance of 2819.25 feet; thence Northeasterly along the arc through a central angle of 02° 07' 45" a distance of 104.76 feet to the Southerly line of the aforementioned Parcel 123 "B" (the following two calls are along the lines of said Parcel 123 "B"); thence N 89° 48' 31" W a distance of 0.46 feet; thence N 00° 11' 29" E a distance of 17.86 feet to the point of beginning.

LESS the following described parcel:

A tract of land in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the intersection of the southerly line of premises described as Parcel 123 "A" per Official Records Book 2581 at page 2366 of the Public Records of Sarasota County, Florida with the northerly extension of the easterly line of the cross-access drainage and utility easement recorded in Official Records Instrument #2000060186 of said public records (the following five calls are along said easterly line and its northerly extension); thence south $00^{\circ}34'15''$ west, a distance of 24.60 feet to a line 24.60 feet southerly of and parallel with the aforementioned southerly line of Parcel 123 "A" for the POINT OF BEGINNING; thence continue south $00^{\circ}34'15''$ west, a distance of 272.61 feet to the point of curve (PC) of a curve to the right having a radius of 1190.73 feet and a central angle of $02^{\circ}56'43''$; thence southwesterly along the arc, of a distance of 61.21 feet to the point of reverse curve (PRC) of a curve to the left having a radius of 1122.73 feet and a central angle of $03^{\circ}30'59''$; thence southwesterly along the arc, a distance of 68.90 feet; thence south $00^{\circ}00'00''$ west, a distance of 82.25 feet to the southerly line of Parcel "B1" described in Exhibit "B", Official Records Instrument #1999146923 of said Public Records; thence north $84^{\circ}08'13''$ west, along said southerly line, a distance of 10.05 feet to a line 10.00 feet westerly of and parallel with the aforementioned easterly line of the cross-access drainage and utility easement (the following four calls are along said parallel line); thence north $00^{\circ}00'00''$ east, a distance of 81.22 feet to the PC of a curve to the right having a radius of 1132.73 feet and a central angle of $03^{\circ}30'59''$; thence northeasterly along the arc a distance of 69.52 feet to the arc of a curve to the left having a radius of 1180.73 feet and a central angle of $02^{\circ}56'43''$; thence northeasterly along the arc, a distance of 60.70 feet; thence north $00^{\circ}34'15''$ east, a distance of 262.61 feet to a line 34.60 feet southerly of and parallel with the aforementioned southerly line of Parcel 123 "A"; thence north $89^{\circ}25'45''$ west, along said parallel line, a distance of 63.00 feet to the westerly line of the aforementioned cross-access drainage and utility easement; thence south $00^{\circ}34'15''$ west, along said westerly line, a distance of 10.00 feet; thence north $89^{\circ}25'45''$ west, a distance of 20.00 feet; thence north $00^{\circ}34'15''$ east, a distance of 20.00 feet to the aforementioned line 24.60 feet southerly of and parallel with the southerly line of Parcel 123 "A"; thence south $89^{\circ}25'45''$ east, along said parallel line, a distance of 93.00 feet to the POINT OF BEGINNING.

Containing 5,875 square feet, more or less

And,

PARCEL B2 A

A tract of land lying in the NE 1/4 of Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

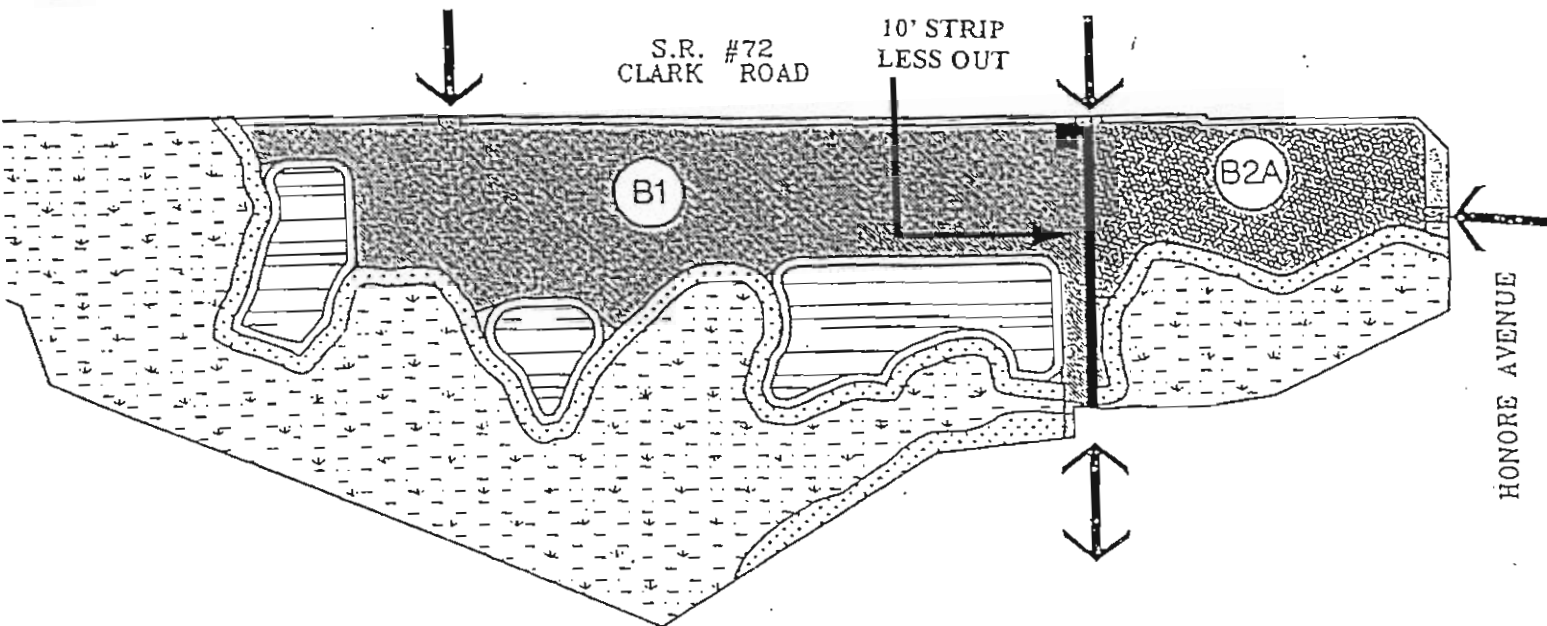
Commence at the NE corner of the NE 1/4 of said Section 14; thence S $00^{\circ}11'29''$ W along the Easterly line of said NE 1/4 a distance of 237.89 feet; thence N $89^{\circ}48'31''$ W a distance of 55.00 feet to the NW corner of Parcel 123 "B" per Official Records Book 2581 at Page 2366 of the Public Records of Sarasota County, Florida

for the point of beginning; thence S 00° 11' 29" W along the Westerly line of said Parcel 123 "B" a distance of 40.26 feet; thence N 73° 02' 45" W a distance of 64.07 feet to the point of curvature (PC) of a curve to the left having a radius of 85.00 feet and a central angle of 42° 23' 31"; thence Northwesterly and Southwesterly along the arc a distance of 62.89 feet; thence S 64° 33' 44" W a distance of 169.89 feet to the PC of a curve to the right having a radius of 45.00 feet and a central angle of 49° 44' 45"; thence Southwesterly and Northwesterly along the arc a distance of 39.07 feet to the point of reverse curvature (PRC) of a curve to the left having a radius of 755.00 feet and a central angle of 14° 32' 06"; thence Northwesterly along the arc a distance of 191.53 feet to the point of compound curvature (PCC) of a curve to the left having a radius of 50.00 feet and a central angle of 74° 16' 49"; thence Northwesterly and Southwesterly along the arc a distance of 64.82 feet to the PRC of a curve to the right having a radius of 420.00 feet and a central angle of 10° 18' 18"; thence Southwesterly along the arc a distance of 75.54 feet; thence N 89° 25' 45" W a distance of 33.01 feet; thence N 00° 34' 15" E a distance of 315.10 feet to the Southerly line of Parcel 123 "A" per Official Records Book 2581 at Page 2366 of said Public Records; thence S 89° 25' 45" E along said Southerly line a distance of 153.25 feet to the Westerly line of Parcel 125.1 per Official Records Book 2543 at Page 200 of said Public Records (the following three calls are along the lines of said Parcel 125.1); thence S 89° 59' 41" E a distance of 44.63 feet; thence S 00° 00' 19" W a distance of 6.00 feet; thence S 89° 59' 41" E a distance of 367.96 feet; thence S 44° 37' 28" E a distance of 75.62 feet to the Westerly line of said Parcel 125.1 being a line 55.00 feet Westerly of and parallel with the Easterly line of the NE 1/4 of Section 14; thence S 00° 11' 29" W along said Westerly line a distance of 117.88 feet to the point of beginning.

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 Sarasota County Ordinance No. 75-38 and any amendments thereto, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. 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 to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
2. All preliminary plans, site and development plans, construction plans, and final plats, shall comply with the Development Order for Increment XII of the Palmer Ranch Development of Regional Impact (DRJ).

EXHIBIT A - DEVELOPMENT CONCEPT PLAN



NOTES

1. FINAL ACREAGE WILL VARY BASED ON DETAILED SITE PLANNING (LAKES, DEVELOPMENT PODS, OTHER OPEN SPACE, ETC.).
2. PODS MAY ENCRoACH INTO WETLAND BUFFERS AND OTHER OPEN SPACE AREAS AS REQUIRED TO PROVIDE HYDRAULIC CONNECTION.
3. WETLAND BUFFERS MAY BE ADJUSTED SUBJECT TO FINAL LAND PLAN AND AS APPROVED THROUGH THE PRELIMINARY PLAN PROCESS AND SUBSEQUENT PERMITTING.

FIXED DEVELOPMENT CRITERIA:

- 1) MAXIMUM POD SQUARE FOOTAGE SHALL BE 100,000 S.F.
- 2) MAXIMUM COMMERCIAL SQUARE FOOTAGE SHALL BE 20,000 S.F.
- 3) OPEN SPACE USE SHALL BE 68.01% (+/- 5%) OR 24.17 ACRES.
- 4) LOCATION OF ACCESS POINTS TO PUBLIC ROADWAYS.

VARIABLE DEVELOPMENT CRITERIA:

- 1) STORMWATER LAKE LOCATIONS AND CONFIGURATIONS.
- 2) DEVELOPMENT POD BOUNDARIES.
- 3) INTERNAL ROAD ALIGNMENTS

GRAPHIC LEGEND

- INTERNAL PARCEL ACCESS
- DEVELOPMENT POD
- WETLAND PRESERVATION
- UPLAND PRESERVATION (WETLAND BUFFERS)
- LAKE & LITTORAL AREAS
- OTHER OPEN SPACE

SITE DATA

STATE OF FLORIDA)	DEVELOPMENT	ACRES	USE
JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF SARASOTA)	POD		
WE HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILES IN MY OFFICE WITNESS MY HAND AND OFFICIAL SEAL THIS DATE <u>1/15/2002</u>	B-1	8.30	POD
BY: <u>Paula J. Chittman</u>	B-2A	3.07	COMMERCIAL
CLERK OF THE CIRCUIT COURT	OPEN SPACE	16.47	WETLAND PRESERVATION
JUDICIAL CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA	OPEN SPACE	2.93	WETLAND PRESERVATION (WETLAND BUFFER)
	OPEN SPACE	3.03	LAKE AND LITTORAL AREAS
	OPEN SPACE	1.74	OTHER OPEN SPACE
	TOTAL AREA	35.54	



- 3. The subject parcel shall comply with all applicable conditions of the Amended and Restated Master Development Order (MDO) for Palmer Ranch (Resolution No. 91-170), as may be amended from time to time.
- 4. Development shall be in substantial compliance with the Development Concept Plan attached hereto as Exhibit A.
- 5. Development shall comply with the Clark Road Corridor Plan (Ordinance No. 97-006, as may be amended).
- 6. Prior to, or concurrent with the submission of the first site and development plan for the PID or CG parcel, a common plan for landscaping and signage for all development on the parcels shall be submitted to the County along with the appropriate legal instrument to ensure implementation of the plan. The landscape plan shall be in accordance with Section 13.14 "Buffer K" of the Zoning Ordinance, as may be amended.

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 9th day of January, A.D., 2002.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Nona Patterson
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: Paula J. Wintoman
Deputy Clerk