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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002009915 5 PGS

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

2002 JAN 17 03:38 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#127323

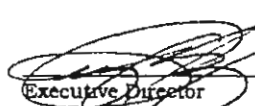


2002009915

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 Cedo "Charlie" Spasovski, and described in Ordinance No 2002-007 attached hereto, has been rezoned to a OPI/PD (Office, Professional and Institutional/Planned District) zone district pursuant to Rezone Petition No. 01-43 filed by Peter M Dailey, Agent, and granted by Sarasota County on January 8, 2002, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

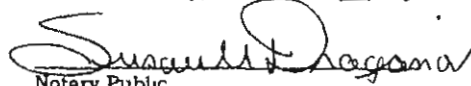
(Stipulations and limitations are those described in Section 3 of Ordinance No 2002-007, attached hereto)


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 16 day of January, A.D. 2002


Notary Public
State of Florida at Large

This instrument prepared by
Susan Draganov

 Susan M Draganov
My Commission CC045332
Expires July 11, 2003

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

ORDINANCE NO. 2002-007

2002 JAN 15 PM 2:38

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. 01-43, 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 acre \pm 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:

University Parkway and 500 feet east of Tuttle Avenue, more particularly described as follows:

Lot 2, less the west 177.56 feet, Block D, DeSoto Acres, as per plat thereof recorded in Plat Book 4, Pages 41 and 42, 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 July 17, 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. Development of the subject parcel shall comply with all applicable conditions contained in the University Parkway Corridor Plan - West (Ordinance No. 96-076).
4. 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.
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 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.
6. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
7. 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 Ordinance and the University Parkway Corridor Plan - West.

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 8th day of January, A.D., 2002.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Nora Patterson
Chairman

ATTEST:

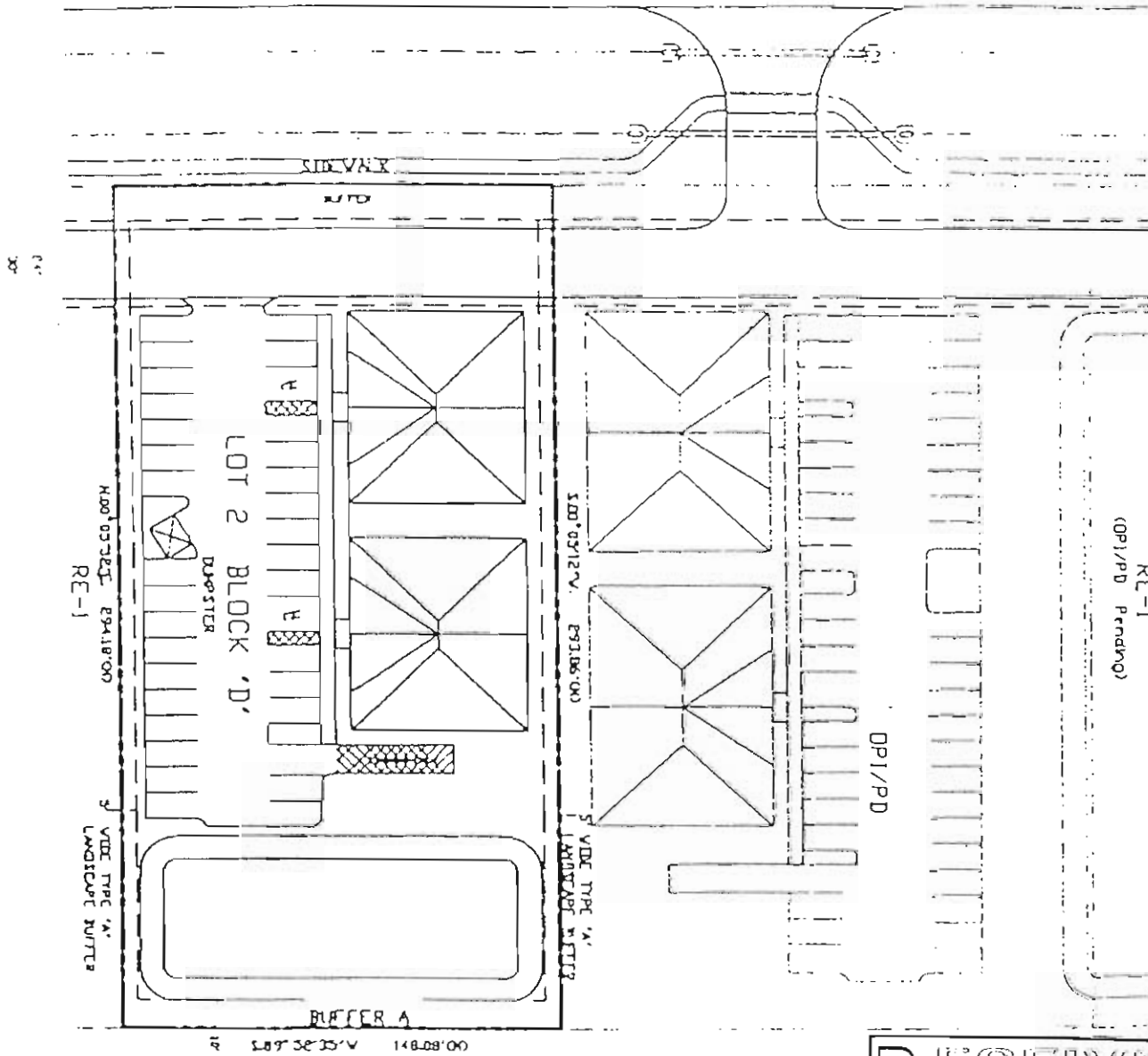
KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By: Karen E. Rushing
Deputy Clerk

EXHIBIT "A"

MANATEE COUNTY

UNIVERSITY PARKWAY - Eastbound Lanes



RE-1
100' 03/12" V. (93.86' ON)

LANDSCAPE SUITE

100' 03/12" V. (93.86' ON)
LANDSCAPE SUITE

OP1/PD

RE-1
(OP1/PD Pending)

148.08' ON
LANDSCAPE SUITE WITH A & HIGH V

RE-1

THIS DOCUMENT RECEIVED
BY GROWTH MANAGEMENT ON JULY 17, 2011

