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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 # 2002132514 6 PGS
2002 AUG 14 02:28 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TRAIN 2 Receipt#205068

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

The following property, located at the southeast quadrant of Center Road and Rockley Boulevard in Sarasota County, Florida, owned by Plantation Holdings, and described in Ordinance No 2002-021 attached hereto, has been rezoned to an RSF-2/PUD (Residential, Single Family, 3.5 units/acre, Planned Unit Development) zone district with amended stipulations, including amendments to the Master Conceptual Development Plan/ Development Concept Plan pursuant to Rezone Petition No 02-16, filed by Jeffrey Boone, Agent, and granted by Sarasota County on May 21, 2002, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

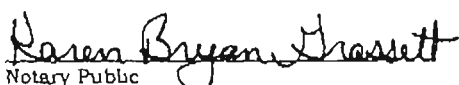
(Stipulations and limitations are those described in Section 3 of Ordinance No 2002-021, attached hereto)


Executive Director
Growth Management Business Center

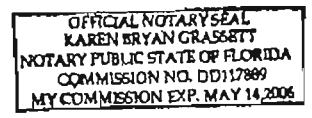
STATE OF FLORIDA
COUNTY OF SARASOTA

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 12th day of August, A D 2002


Notary Public
State of Florida at Large

This instrument prepared by
SMA



ORDINANCE NO. 2002-021

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; AMENDING THE MASTER CONCEPTUAL DEVELOPMENT PLAN FOR THE PLANNED UNIT DEVELOPMENT KNOWN AS "THE PLANTATION" ADOPTED BY SARASOTA COUNTY RESOLUTION NO. 73-23, AS AMENDED BY RESOLUTION NO. 86-246, ORDINANCE NO. 94-011 AND ORDINANCE NO. 95-078; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING AMENDMENTS TO THE MASTER CONCEPTUAL DEVELOPMENT PLAN CONTAINED IN RESOLUTION NO. 73-23, AS AMENDED BY RESOLUTION NO. 86-246, ORDINANCE NO. 94-011 AND ORDINANCE NO. 95-078; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; PROVIDING FOR THE RATIFICATION AND INCORPORATION OF THE TERMS, CONDITIONS, STIPULATIONS, EXHIBITS AND AGREEMENTS CONTAINED IN SARASOTA COUNTY RESOLUTION NO. 73-23 AS AMENDED BY RESOLUTION NO. 86-246, ORDINANCE NO. 94-011 AND ORDINANCE NO. 95-078; AND PROVIDING AN EFFECTIVE DATE.

FILED
 2002 JUN 12 PM 2:06
 DEPARTMENT OF STATE
 TALLAHASSEE, FLORIDA
 2002 JUN 10 AM 8:47
 CLERK OF CIRCUIT COURT
 SARASOTA COUNTY, FL

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. 02-16, 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.

E. The Applicant has demonstrated that sufficient measures for mitigating potential adverse impacts have been taken. In addition, the modifications were indicated at the time of filing the application, and all modifications are labeled and identified on the Development Concept Plan.

1.1 On December 10, 2001, Mr. Jeffrey Boone, authorized agent (hereinafter "Applicant"), for Plantation Associates (hereinafter "Developer"), submitted to Sarasota County an application for approval of proposed changes to The Plantation Planned Unit Development, pursuant to Section 11.11, of Sarasota County Ordinance No. 75-38, as amended. The proposed changes include revisions to the Master Conceptual Development Plan to change access locations for Tract IV-8 located at the southeast quadrant of Center Road and Rockley Boulevard and to eliminate the lake in the northwest area of Tract IV-3, located south of Tract IV-8.

1.2 A duly noticed public hearing was held on the 7th day of February, 2002, and after considering the testimony of the Applicant and the general public, the Sarasota County Planning Commission recommended to the Board that the proposed changes to The Plantation Planned Unit Development be approved with stipulations.

1.3 This Board, after due public notice, did on the 24th day of April, 2002, hold a public hearing in accordance with the requirements of Sarasota County Ordinance No. 75-38 to consider all matters relevant to said changes to The Plantation Planned Unit Development, and the testimony of the general public.

1.4 The proposed change to The Plantation Planned Unit Development Master Conceptual Development Plan is consistent with the Sarasota County Comprehensive Plan and not in conflict with other local land development regulations.

1.5 The proposed change to the approved Master Conceptual Development Plan for The Plantation Planned Unit Development meets the requirements of Section 11.11 of the Sarasota County Zoning Ordinance, Sarasota County Ordinance No. 75-38, as amended.

Section 2 Amendment of the Zoning Ordinance and Resolution No. 73-23 as amended by Resolution No. 86-246, Ordinance No. 94-011 and Ordinance No. 95-078.

2.1 The Official Zoning Atlas, adopted under Section 2 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for 1223 acres \pm from District RSF-2 / PUD (Residential, Single Family, 3.5 units/acre, Planned Unit Development) with stipulations to District RSF-2/PUD (Residential, Single Family, 3.5 units/acre, Planned Unit Development) with amended stipulations and an amended Master Conceptual Development Plan/ Development Concept Plan for the following described property located in Sarasota County, Florida:

Southeast quadrant of Center Road and Rockley Boulevard,
more particularly described as follows:

All of Section 24 and all of Section 25, Township 39, Range 19 East; Sarasota County, Florida, less right-of-way for Center Road and right-of-way for State Road 45 (U.S. Highway 41) and less the following described parcels:

Parcel 1: Commence at a point 50 feet north of the southwest corner of said Section 25, said point being on the north right-of-way line of State Road 45; thence run north along said Section line 466 feet; thence east 466 feet; thence south 466 feet to said north right-of-way line; thence west 466 feet along said north right-of-way line to the Point of Beginning.

Parcel 2: The south 1,200 feet of the east 1,985 feet of said Section 25.

2.2 The Exhibit to Resolution No. 73-23, as amended by Resolution No. 86-246, Ordinance No. 94-011 and Ordinance No. 95-078 designated as "Master Site Development Plan" for The Plantation Planned Unit Development is hereby amended as depicted on Exhibit "A" attached hereto and shall remain binding on the owners, successors, and assigns.

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. The Property 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.
2. Access for Tract IV-8 and Tract IV-3 shall be as follows:
 - A) There shall be no access to Center Road for Tract IV-8;
 - B) A full median access to Rockley Boulevard shall be permitted for Tract IV-8 and shall be located as close as possible to the southern boundary of Tract IV-8;
 - C) An internal connection shall be permitted between Tract IV-8 and Tract IV-3. The internal connection shall be located no closer than 700 feet east of the centerline of Rockley Boulevard, as measured along the joint boundary between Tract IV-8 and Tract IV-3; and
 - D) A full median access to Rockley Boulevard shall be permitted for Tract IV-3 opposite Tartan Drive.
3. Exterior lighting on Tract IV-8 shall be directed only toward the subject site and away from adjacent properties and streets.
4. Outdoor refuse areas, mechanical equipment and loading areas on Tract IV-8 shall be visually screened in accordance with Sections 11.6.f and 11.6.k of the Sarasota County Zoning Ordinance.

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 21st day of May, 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: [Signature]
Deputy Clerk

OFFICIAL RECORDS INSTRUMENT # 200212514 5 955

RECEIVED MAY 10 2002 SARASOTA COUNTY GROWTH MANAGEMENT		PLANTING ASSOCIATES 	MASTER SITE DEVELOPMENT PLAN	PBS PROJECT NO. 02-0000000000 SHEET NO. 02-0000000000 DATE 05/10/02
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US 41

02002-021

STATE OF FLORIDA
 COUNTY OF SARASOTA
 I HEREBY CERTIFY THAT THE FOREGOING IS A
 TRUE AND CORRECT COPY OF THE ORIGINAL FILES
 AS THE SAME WERE FILED IN MY OFFICE AND I AM AN OFFICER
 OF THE COUNTY CLERK'S OFFICE.
 DATE: 6/10/02
 I AM THIS DATE
 AGENE RUSHING, CLERK OF THE CIRCUIT COURT
 COUNTY CLERK TO THE BOARD OF COUNTY
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA
 OFFICIAL CLERK