


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

RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2002188687 5 PGS  
 2002 NOV 13 11:49 AM  
 KAREN E. RUSHING  
 CLERK OF CIRCUIT COURT  
 SARASOTA COUNTY, FLORIDA  
 DMANNING Receipt#241611




2002188687

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

The following property, located south of Fruitville Road and 350 feet east of McIntosh Road, in Sarasota County, Florida, owned by Peter Turossi, and described in Ordinance No 2002-055 attached hereto, has been rezoned to an OPI (Office, Professional and Institutional) zone district pursuant to Rezone Petition No 02-28 filed by Robert Medred, Agent, and granted by Sarasota County on September 11, 2002, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code.

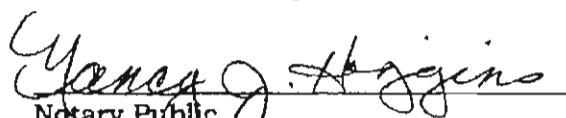
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2002-055, attached hereto)

  
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 15th day of September, A.D 2002

  
Notary Public  
State of Florida at Large

This instrument prepared by:  
SMA

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

BOARD RECORDS  
FILED FOR RECORD

ORDINANCE NO. 2002-061

2002 OCT 24 AM 11:39

FILED  
2002 OCT 30 PM 4:10  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

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. 02-24, 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 2.08 acres ±  
from District RE-1 (Residential, Estate, 1 unit/2 acres) to District OPI/PD (Office, Professional and Institutional,  
Planned Development) for the following described property located in Sarasota County, Florida:

650' west of Lockwood Ridge Road on University Parkway, more  
particularly described as follows; Lot 6, Block "D", Desoto Acres,  
as per plat thereof recorded in plat book 4, page 41 and 42. Less  
road right-of-way as set forth in O.R. 1346, page 712, 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 April 1, 2002, and attached hereto as Exhibit "A," except the proposed access point shall be located as specified in the University Parkway Interlocal Agreement between Sarasota County and Manatee County. This does not imply or confer any variance from applicable zoning or land development regulations.
2. 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.
3. 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.
4. Development of the subject parcel shall comply with all applicable conditions contained in the University Parkway Corridor Plan-West (Ordinance No. 96-076).
5. 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.
6. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
7. Connection to water shall be made within 90 days of availability.
8. 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 Code.

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 23<sup>rd</sup> day of October, A.D., 2002.

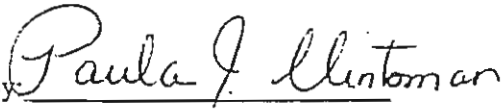
BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA



Chairman

ATTEST:

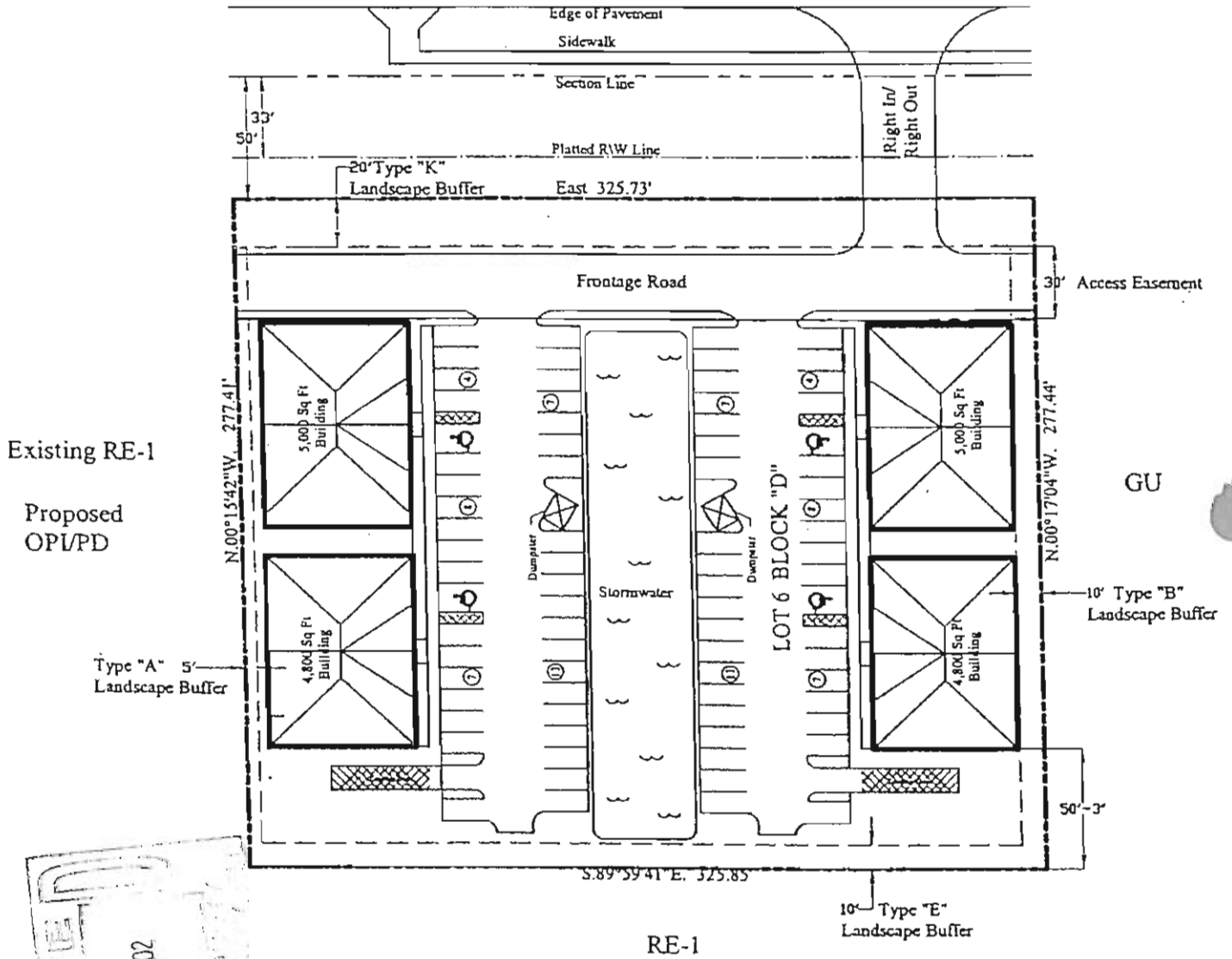
KAREN E. RUSHING, Clerk of  
the Circuit Court and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Sarasota County, Florida.

By   
Deputy Clerk

# MAP SERIES/CONCEPT PLAN

## EXHIBIT "A"

University Parkway - Eastbound Lanes



RECEIVED  
NOV - 5 2002

THIS DOCUMENT RECEIVED BY:  
GROWTH MANAGEMENT ON APRIL 1, 2002

STATE OF FLORIDA  
COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILES  
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE 10/24/2002  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY Paula E. Norman  
DEPUTY CLERK

