


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

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2003001988 11 PGS
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 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 DMANNING Receipt#261993

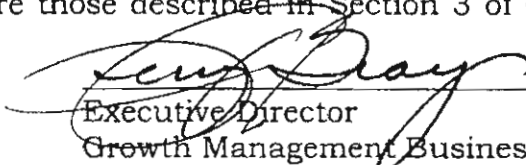


2003001988

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

The following property, located 350' west of Honore Avenue and 400' south of Clark Road in Sarasota County, Florida, owned by Northridge Development LLC, and described in Ordinance No. 2002-083 attached hereto, has been rezoned to a CSC (Commercial Shopping Center) zone district with amended stipulations pursuant to Rezone Petition No. 02-46 filed by Stephen L. Roth, Agent, and granted by Sarasota County on December 10, 2002, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

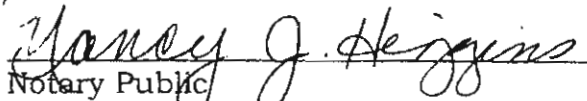
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2002-083, attached hereto)


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 January, A.D. 2003.


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.

ORDINANCE NO. 2002-083

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.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2002 DEC 16 PM 3:18

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. 02-46, 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 12.952 acres ± from CSC (Commercial Shopping Center) with stipulations to CSC (Commercial Shopping Center) with amended stipulations for the following described property located in Sarasota County, Florida:

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

- Commence at the northeast corner of said Northeast 1/4 of Section 14; thence S.00°11'29"W., along the easterly line of said Northeast

CLERK OF COUNTY COURT
SARASOTA COUNTY, FL

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1/4 of Section 14, a distance at 1264.32 feet; thence N. 89°48'31"W., a distance of 152.50 feet to the north right-of-way line of Northridge Road (100 foot wide public right-of-way) as recorded in Official Record Book 3053, Page 2675 of the Public Records of Sarasota County, Florida; thence along said north right-of-way line of Northridge Road for the following four (4) calls; (1) thence continue N.89°48'31"W., a distance of 327.71 feet to the point of curvature of a curve to the left having a radius of 900.00 feet and a central angle of 11°54'26"; (2) thence southwesterly along the arc of said curve, an arc length of 187.04 feet to the POINT OF BEGINNING; (3) thence continue southwesterly along the arc of said curve, through a central angle of 22°06'31", an arc length of 347.28 feet to the point of tangency of said curve; (4) thence S.56°10'47"W., a distance of 523.35 feet to a point on the east boundary of a tract recorded in Official Record Book 2581, Page 2366 of said Public Records; thence N.00°00'06"E., along said east tract line, a distance of 758.53 feet; thence N.57°11'16"E., a distance of 558.39 feet; thence N.83°50'13"E., a distance of 273.94 feet to a point on the east line of a cross-access, utility end drainage easement as recorded in Official Record Instrument Number 2000060186 of said Public Records; thence S.00°00'00"E., along said east easement line and its extension, a distance of 392.87 feet to the point of curvature of a curve to the right having a radius of 234.00 feet and a central angle of 29°31'28"; thence southerly along the arc of said curve, an arc length of 120.58 feet to the point of reverse curvature of a curve to the left having a radius of 166.00 feet and a central angle of 42°48'26"; thence southerly along the arc of said curve, a distance of 124.02 feet to the point of compound curvature at a curve to the left having a radius of 50.00 feet and a central angle of 88°26'36"; thence southeasterly along the arc of said curve, an arc length of 77.18 feet to the POINT OF BEGINNING. Said tract contains 535,578 square feet or 12.2952 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. All delivery trucks servicing the shopping center on Parcel B2b (West) shall load and unload on the designated loading areas generally located on the southwest side of the shopping center buildings. The parking, standing, loading or unloading of delivery and/or service vehicles shall be prohibited on all other sides of the store.

2. Outside storage or display of any materials, including recyclables such as pallets and cardboard, shall be prohibited at all times.
3. Signs and banners shall not be attached to the outside of the buildings.
4. All outside customer carts shall be stored in cart corrals providing visual screening for customer carts at the front of the shopping center building. The cart corral areas shall not contain signage or advertising.
5. Architectural elevations of the shopping center shall be consistent with the proposed elevations for the shopping center building, as attached hereto as Exhibit "C."
6. Parking lot lighting shall be shielded pursuant to Sarasota County Zoning Code requirements, and, after customer hours, lighting shall be reduced to the minimum necessary for security.
7. Freestanding signage for the shopping center shall be consistent with the appearance and dimension standards prescribed in the Signage Design Guidelines, as attached hereto as Exhibit "B." The type of signage and the respective locations shall be as follows:
 - A "project/multi-tenant" monument sign (7' in height by 8'-8" in width) shall be allowed at the full access location designated on Northridge Road ; and
 - Each individual outparcel shall be allowed one "building" sign (7' in height by 8'-8' in width).
8. There shall be no outdoor loudspeaker or paging systems.
9. All development, including landscaping of the subject parcel, shall occur in substantial accordance with the Development Concept Plan, date stamped July 31, 2002, and attached hereto as Exhibit "A." This does not imply or confer any deviations from applicable zoning or land development regulations, unless expressly granted in the footnote on said Development Concept Plan titled "Variances to Sarasota County Zoning Regulations - CSC District."
10. Unless otherwise expressed herein, all development shall be consistent with the Clark Road Corridor Plan (Ordinance No. 97-006, as may be amended).
11. All development on the subject parcel shall comply with the Development Order for Palmer Ranch Increment XIV, as may be amended.
12. All mechanical equipment, including, but not limited to heating, ventilating, and air conditioning machinery; public utility service fixtures such as potable water and sewer facilities; telephone and electrical switching equipment; and natural or propane gas tanks, shall be screened from public view. Such screening may include any combination of landscaping and building materials. Any building materials used for screening shall be consistent with the architectural design of the principal structure. Screening shall extend at least one foot above the object to be screened.
13. 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.

14. No chain-linked fencing shall be allowed around any of the stormwater retention facilities on the subject parcel.
15. The developer shall construct an eastbound to southbound right-turn lane on Clark Road. The improvements shall be included in the construction plans for the proposed development.
16. The existing full median opening on Clark Road shall be modified to an eastbound directional median opening.
17. Prior to the submittal of a Site and Development Plan for the project, the applicant shall update either the Palmer Ranch Watershed Model or the Sarasota County Catfish Creek Model to demonstrate no adverse increase in flood stages.
18. The refuse area shown on the northernmost outparcel shall be visually screened with an eight (8) foot wall in accordance with Section 11.6.f of the Sarasota County Zoning Ordinance. Also, the offstreet loading area shown on the northernmost outparcel shall be visually screened with an eight (8) foot wall, along the length of the property indicated in Exhibit "D" and in accordance with Section 11.6.k of the Sarasota County Zoning Ordinance. Landscaping shall be provided on the north and east side of said wall. The remaining northern property boundary shall be landscaped with 5' to 6' high shrubs that will 8' maturity within one year. This landscaping shall consist of wax myrtle, sweet viburnum and oleander or any other landscaping acceptable to the Sarasota County Landscape Architect.

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 10th day of December, A.D., 2002.

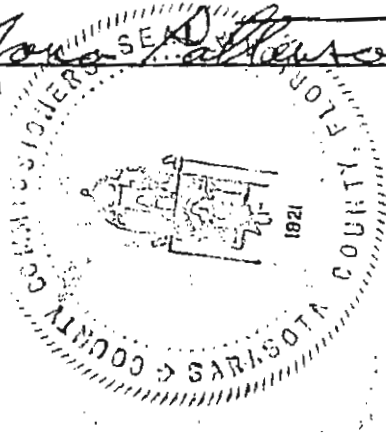
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

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.

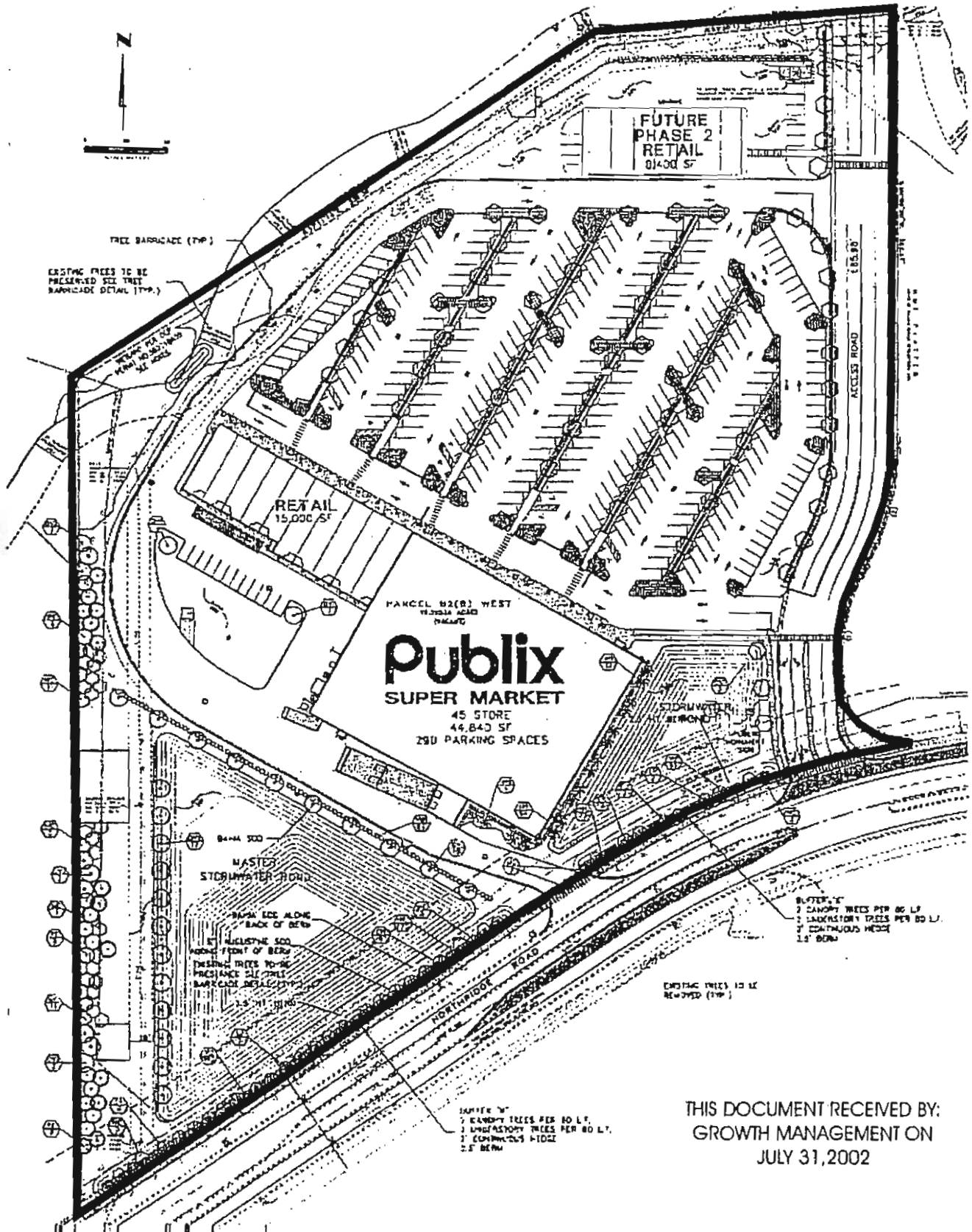
By: [Signature]
Deputy Clerk



MAP SERIES/CONCEPT PLAN

INSTRUMENT # 2003001988
11 PGS

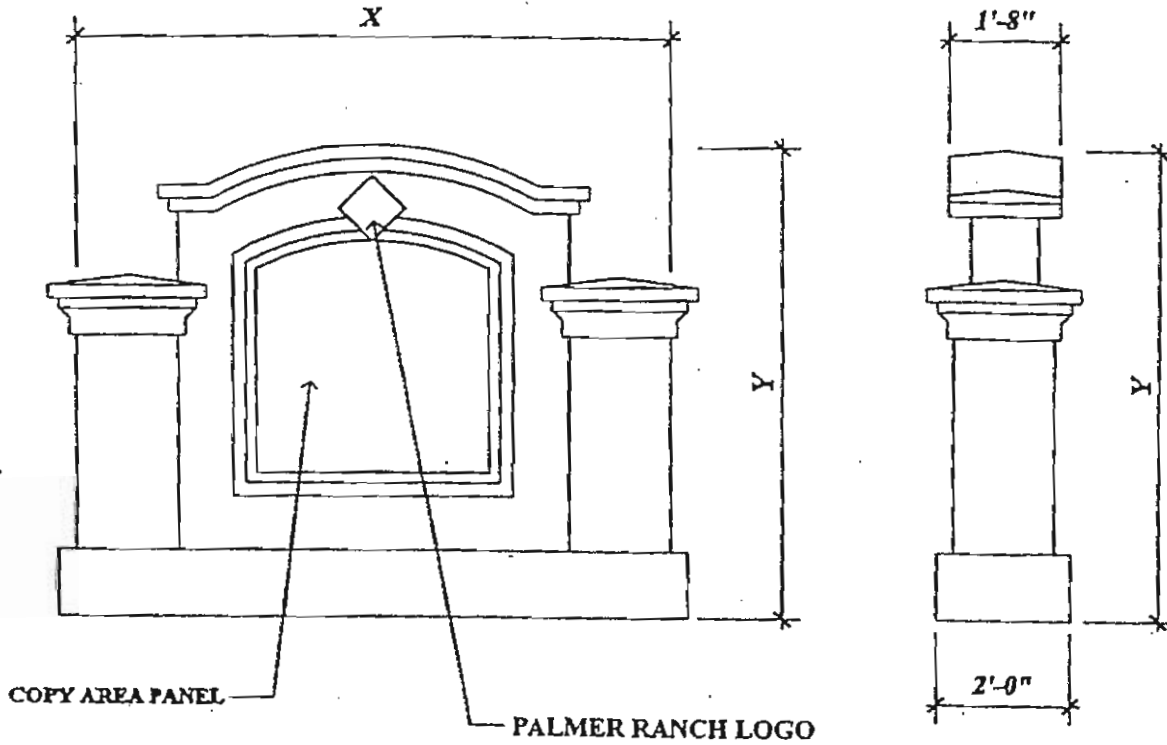
EXHIBIT "A"



THIS DOCUMENT RECEIVED BY:
GROWTH MANAGEMENT ON
JULY 31, 2002

02002-083

EXHIBIT B – SIGNAGE DESIGN GUIDELINES



DIMENSIONS

<u>SIGNAGE TYPE</u>	<u>X</u>	<u>Y</u>
BUILDING	8'-8"	7'-0"
MULTI-TENANT	8'-8"	7'-0"
PROJECT*	14'-0"	12'-0"

*MAY INCLUDE IDENTIFICATION OF MULTIPLE TENANTS AND PALMER PARK PLAZA

PERMITTED MATERIALS

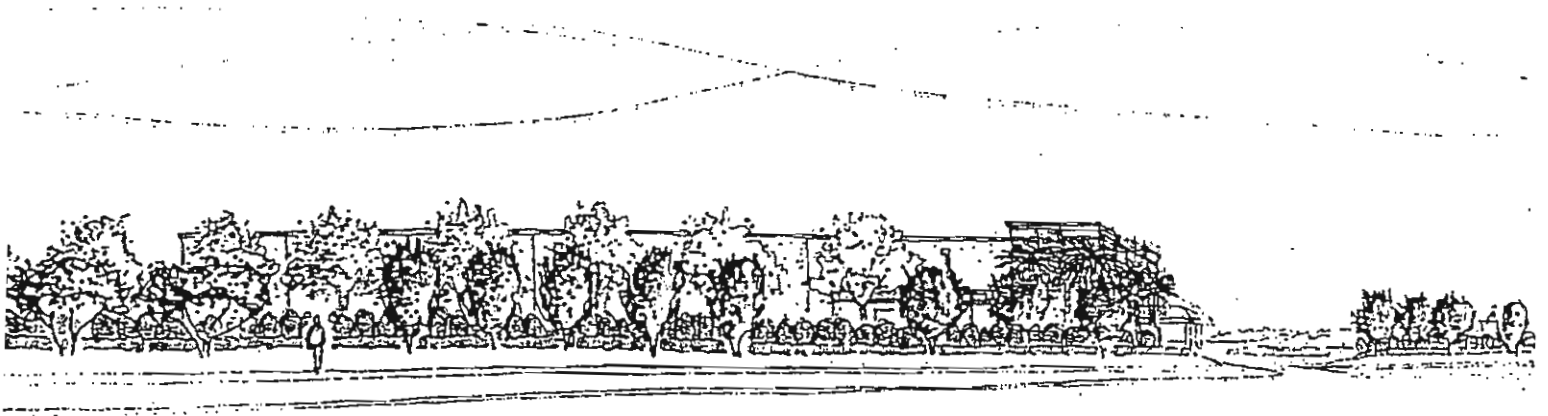
COPY AREA PANEL
- CAST STONE
- MARBLE
- GRANITE
- TILE

LETTERING
- ACRYLIC
- ALUMINUM

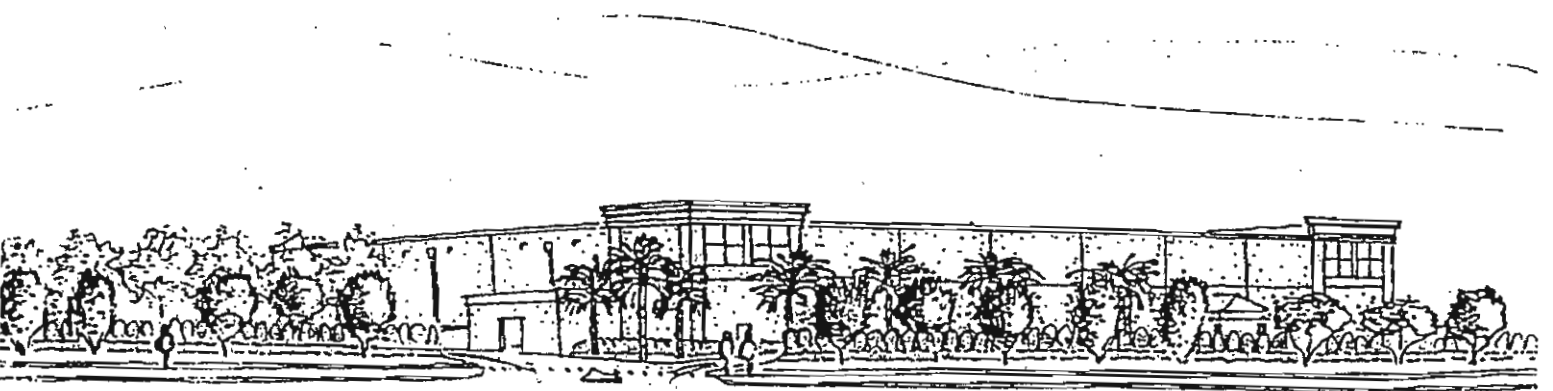
SIGN
- CAST STONE
- STONE
- STUCCO

PALMER PARK PLAZA SIGNAGE

EXHIBIT C - ARCHITECTURAL ELEVATIONS



View looking North



View looking North

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

KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY: *[Signature]*
DEPUTY CLERK

