

Please record and return to: (Via Inter-Office Mail)

Susan F. Carleton, Administrative Coordinator

Planning Services

1660 Ringling Blvd., 1st Floor


Sarasota, FL 34236

Charge to: Planning Services

Account# 51800100500489

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

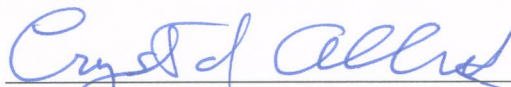
RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2006150033 5 PGS
 2006 AUG 18 05:33 PM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 CEAGLETO Receipt#819757



2006150033

The following property, located at the southwest corner of University Parkway and Shade Avenue in Sarasota County, Florida, owned by Randall Benderson, and described in Ordinance No. 2006-036 attached hereto, has been rezoned to the OPI/PD (Office, Professional, and Institutional/Planned Development) zone district pursuant to Rezone Petition No. 03-41 filed by Judson C. Pankey, Agent, and granted by Sarasota County on July 11, 2006, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

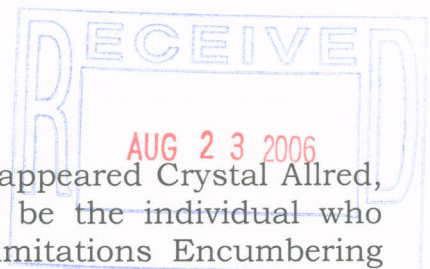
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2006-036, attached hereto)



Crystal Allred, Acting Manager
Planning Services

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Crystal Allred, Acting Manager, Planning Services, 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 she acknowledged before me that she executed the same.



Witness my hand and official seal at Sarasota County, Florida, this 17th day of August, 2006.



Notary Public
State of Florida at Large

This instrument prepared by sfc



Cynthia A. Kusner
Commission #DD308088
Expires: May 22, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

BOARD RECORDS
FILED FOR RECORD

ORDINANCE NO. 2006-036

2006 JUL 13 PM 2:53

RECEIVED
JUL 26 2006

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA,
AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF
SARASOTA COUNTY ORDINANCE NO. 2003-052, 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. 03-41, 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. 2003-052, 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 Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for 2 acres \pm from District RE-1 (Residential Estate, 1 unit/2 acres) to OPI/PD (Office, Professional, and Institutional/Planned Development) for the following described property located in Sarasota County, Florida:

The area under consideration is generally located at the southwest corner of University Parkway and Shade Avenue, being more particularly described as follows: The southwest corner of University Parkway and Shade Avenue, being more particularly described as follows; Parcel being located in Section 5, Township 36S, Range 18E in Sarasota County, Florida, Lot 8, Block B, DeSoto Acres, as per plat thereof recorded in Plat Book 4, Pages 41 and 42, of the Public Records of Sarasota County, Florida less that part of Lot 8 in Order of Taking recorded in O. R. Book 1346, page 712, said records.


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 6, 2006, and attached hereto as Exhibit "A." This does not imply or confer any variance from applicable zoning or land development regulations.
2. Prior to or concurrent with the development of the subject parcel, Shade Avenue shall be widened to two 11-foot wide travel lanes and be resurfaced over the entire roadway width. The improvements shall be completed between the asphalt cross section of University Parkway and the subject parcel's access to Shade Avenue. The transition from the improved cross section to the existing pavement shall occur south of the access. The improvements shall be included in the construction plans for the proposed development.
3. Access to Shade Avenue shall be located approximately 230 feet from University Parkway, measured from the southern right-of-way line of University Parkway to the centerline of the access to the development.
4. All development shall be consistent with the adopted University Parkway Corridor Plan West No. 92-01-SP-West (Ordinance No. 96-076).
5. The developer shall install and maintain a directional sign stating "No Right Turn" at the entrance to the subject parcel on Shade Avenue.

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 11th day of JULY, 2006.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


Chair

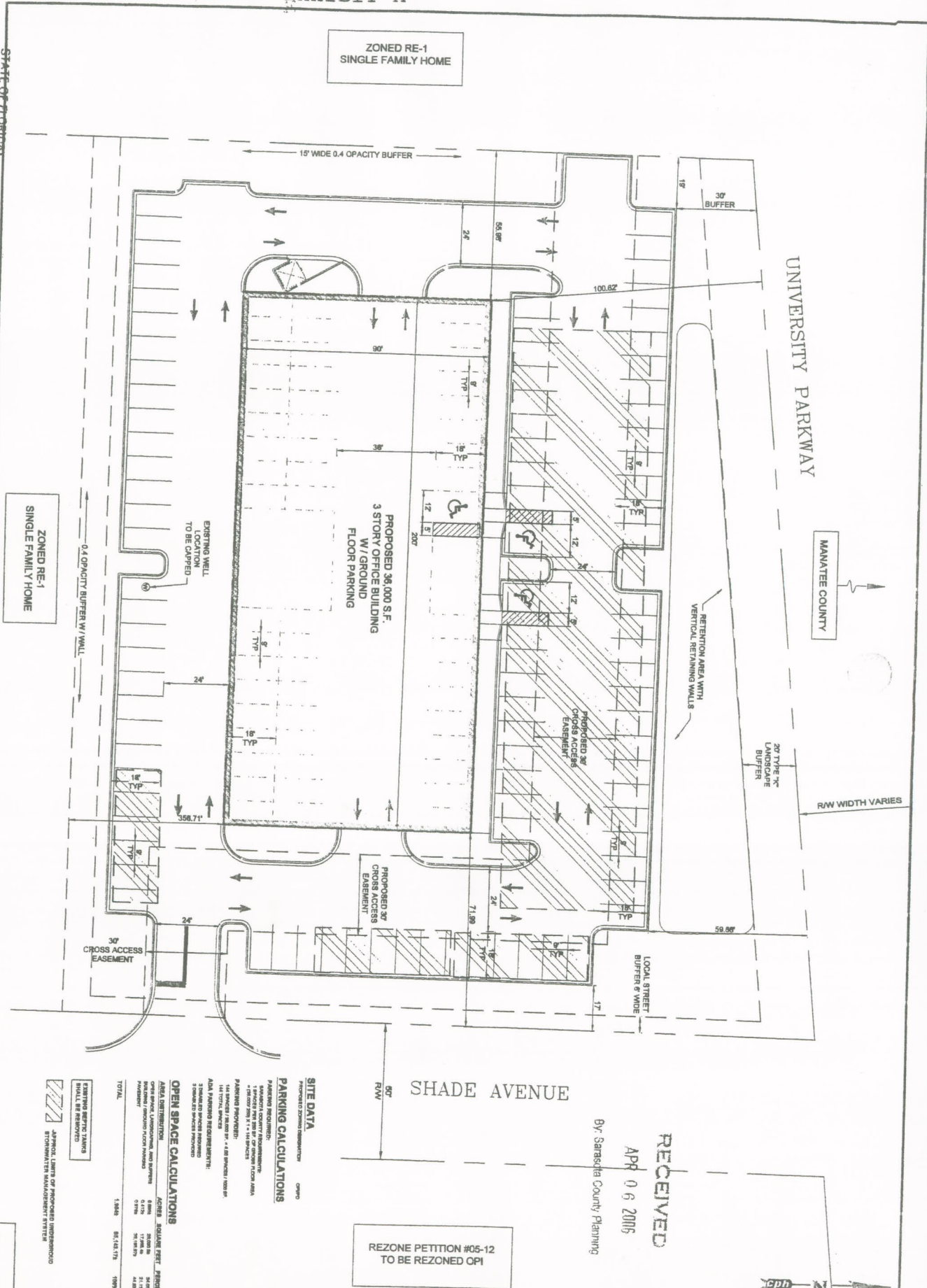
ATTEST:

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

EXHIBIT A



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 7/13/06
 KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA
 BY: *[Signature]*

ZONED RE-1
 SINGLE FAMILY HOME

ZONED RE-1
 SINGLE FAMILY HOME

UNIVERSITY PARKWAY

MANATEE COUNTY

R/W WIDTH VARIES

SHADE AVENUE

REZONE PETITION #05-12
 TO BE REZONED OPI

RECEIVED
 APR 06 2006

By: Sarasota County Planning

SITE DATA

PROPOSED ZONING DESIGNATION: OPI

PARKING CALCULATIONS

PARKING REQUIRED: 170 SPACES (100% OF 170,000 S.F. @ 100 S.F./SPACE)

PARKING PROVIDED: 170 SPACES (100% OF 170,000 S.F. @ 100 S.F./SPACE)

ADA PARKING REQUIRED: 14 SPACES (8% OF 170 SPACES)

ADA PARKING PROVIDED: 14 SPACES (8% OF 170 SPACES)

OPEN SPACE CALCULATIONS

AREA	SQUARE FEET	PERCENT
EXISTING OPEN SPACE	10,000	27.8%
PROPOSED OPEN SPACE	10,000	27.8%
TOTAL	20,000	55.6%

EXISTING OPEN SPACE SHALL BE REMOVED

APPROX. LIMITS OF PROPOSED IMPROVEMENTS

STORMWATER MANAGEMENT SYSTEM