

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**

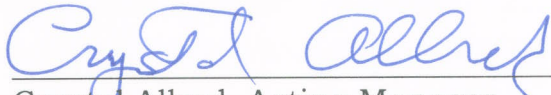
RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2006150034 5 PGS
 2006 AUG 18 05:33 PM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 CEAGLETO Receipt#819757



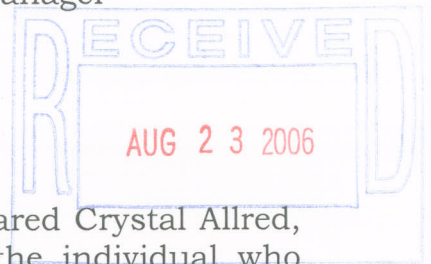
2006150034

The following property, located at the southeast corner of University Parkway and Shade Avenue in Sarasota County, Florida, owned by Ronald Calhoon and Raj Mathur, and described in Ordinance No. 2006-037 attached hereto, has been rezoned to the OPI/PD (Office, Professional, and Institutional/Planned Development) zone district pursuant to Rezone Petition No. 05-12 filed by Judson 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. 2006-037, attached hereto)

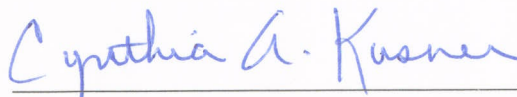

 Crystal Allred, Acting Manager
 Planning Services

**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.

ORDINANCE NO. 2006-037

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.

RECEIVED
JUL 26 2006

BOARD RECORDS
FILED FOR RECORDS
2006 JUL 12 PM 4:41
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. 05-12, 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 1.96 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 southeast

02006-037

corner of University Parkway and Shade Avenue, being more particularly described as follows: A Boundary Survey of the West ½ of NW ½ of NW ¼ of NE ¼ of Section 5, Township 36 South, Range 18 East, Sarasota County, Florida, less the South 322.70 feet, less Shade Avenue Right-of-Way, and less State Road Right-of-Way in O. R. Book 1342, Page 640 described as follows: Commence at the NW Corner of the NE ¼ of Section 5, Township 36 South, Range 18 East (P. I. Station 126 + 71.89) said corner being 2557.32 feet North 00° 46' 20" East of the center of said Section 5; run thence South 89° 36' 09" East 27.52 feet; thence South 00° 49' 40" West 33.00 feet to a Point of Beginning; continue thence South 00° 49' 40" West 1770 feet; thence North 84° 32' 36" East 2.88 feet to the beginning of a curve concave to the southerly having a radius of 5,729.58, thence from a tangent bearing of North 85° 47' 08" East run easterly along said curve 304.72 feet through a central angle of 3° 02' 50" to the end of said curve; thence North 00° 43' 33" East 0.99 feet, thence North 89° 36' 09" West 306.99 feet to the Point of Beginning containing 2.434 acres ±, less road Right-of-Way.

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 3, 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 220 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 Left 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.

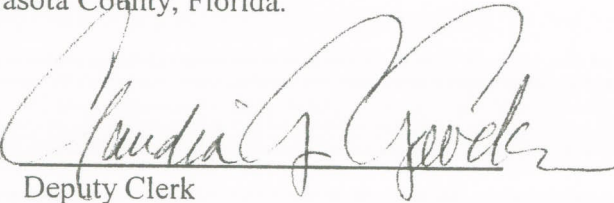
By: 
Deputy Clerk

EXHIBIT A

Development Concept Plan

Binding, April 3, 2006

SITE DATA
 PROPOSED ZONING DESIGNATION: OP1/PD

PARKING CALCULATIONS

PARKING REQUIRED:
 SARASOTA COUNTY REQUIREMENTS:
 1 SPACE PER 250 SF OF GROSS FLOOR AREA
 = (28,386 / 250) X 1.1 = 114 SPACES

PARKING PROVIDED:
 114 SPACES / 28,386 SF. = 4.00 SPACES / 1000 SF.
 114 TOTAL SPACES PROVIDED

ADA PARKING REQUIREMENTS:
 4 DISABLED SPACES REQUIRED
 4 DISABLED SPACES PROVIDED

OPEN SPACE CALCULATIONS

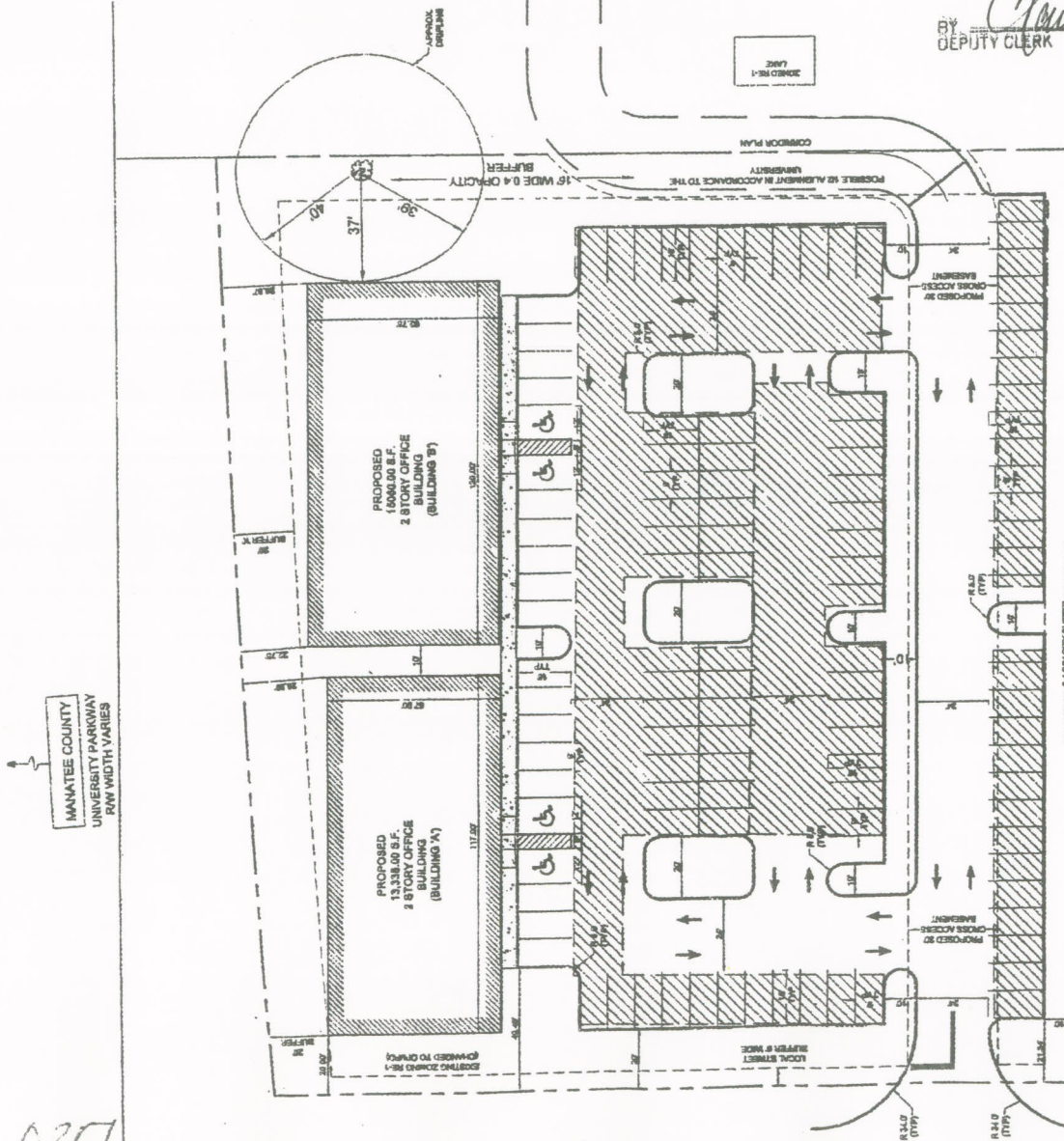
AREA DISTRIBUTION	ACRES	SQUARE FEET	PERCENT
OPEN SPACE, LANDSCAPING, AND BUFFERS	0.681±	28814.70±	33.77%
BUILDING ENVELOPE	0.328±	14198.00±	16.84%
PAVEMENT	0.871±	42318.06±	49.59%

TOTAL 1.880± 84,332.76± 100%

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 7/12/06
 KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY *Conradia J. Swade*
 DEPUTY CLERK



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