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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#888460



Please record and return to: **(Via Inter-Office Mail)**
Susan F. Carleton, Administrative Coordinator
Planning Services
1660 Ringling Blvd., 1st Fl.
Sarasota, FL 34236

Charge to: Planning Services
Account# 51800100500489

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

The following property, located west of Cattlemen Road and north of Bee Ridge Road, in Sarasota County, Florida, owned by Howard K. Patterson, and described in Ordinance No. 2007-003 attached hereto, has been rezoned to a OPI/PD (Office, Professional and Institutional/Planned Development) with amended stipulations zone district pursuant to Rezone Petition No. 05-25 filed by James T. Farr, Agent, and granted by Sarasota County on January 10, 2007, 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. 2007-003, attached hereto)


Crystal Allred, Manager
Planning Services


STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Crystal Allred, 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.

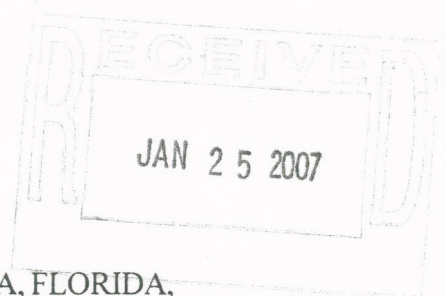
Witness my hand and official seal at Sarasota County, Florida, this 22nd day of February, 2007.



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


Notary Public
State of Florida at Large

This instrument prepared by sfc



ORDINANCE NO. 2007-003

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 PROVIDING FOR THE ADOPTION OF AN AMENDMENT TO THE BEE RIDGE/I-75 SECTOR PLAN NO 83-01-SP-A NORTH; 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. 05-25, 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 4.11 acres \pm from District OPI/PD (Office, Professional and Institutional/Planned Development) to District OPI/PD (Office, Professional and Institutional/Planned Development) with amended stipulations, for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida being: west of Cattlemen Road and north of Bee Ridge Road and more particularly described as follows:

Being and lying in the SW ¼ of the SE ¼ of Section 36, township 36 South, Range 18 East, Sarasota County, Florida, and described below:

Commence at the NE corner of the SW ¼ of the SE ¼ of Section 36, Township 36 South, Range 18 East; thence S. 89°54'39" W., along the North line of said SW ¼ of the SE ¼, a distance of 25.00 feet to a point on the Westerly Right-of-Way line of Cattlemen Road, for a Point of Beginning; thence continue S. 89°54'39" W. along the said North line of the SW ¼ of the SE ¼. A distance of 708.27 feet to its intersection with a line lying 31.00 feet Northeasterly and parallel with the centerline of an existing Drainage Ditch; thence S.51°49'37" E. along said line lying 31.00 feet Northeasterly and parallel with the centerline of an existing Drainage Ditch, 454.91 feet; thence S. 45°47'58" E., along a line lying 31.00 feet Northeasterly and parallel with the centerline of said existing Drainage Ditch, 101.19 feet; thence S. 61°10'21" E., along a line lying 31.00 feet Northeasterly and parallel with the centerline of said existing Drainage Ditch, 314.70 feet to a point lying on the Westerly Right-o-Way line of Cattlemen Road; thence N. 0°16'22" E. along said Right-of-Way line, 504.54 feet to the Point of Beginning.

Less and except any portion of the insured lands lying within the right-of-way of Cattlemen Road as established by instruments recorded in Official Records Book 1413, Page 534; Official Records Instrument #2001025775; and by Resolution 99-303, recorded in Official Records Instrument #19999167052, all 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 take place in substantial accordance with the Development Concept Plan dated August 31, 2006 and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. Development of the subject parcel shall comply with all applicable conditions contained in the I-75/Bee Ridge Road Sector Plan No. 83-01-SP-A-North (Ordinance No. 92-018).

3. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
4. The Applicant shall be required to obtain a right-of-way use permit and/or easement for the installation of the proposed aerial pedestrian connector that shall be subject to the approval of the Sarasota County Water Planning and Regulatory. The aerial connector and approaches shall span the horizontal extent of the Sarasota County Water Planning and Regulatory 100-year floodplain and the low chord/member of the bridge shall be placed a minimum of one (1) foot above the 100-year flood elevation. In addition, a FEMA "no rise" certification may be required.
5. No existing native vegetation shall be removed from within the 30-foot watercourse buffer.
6. To insure minimization of impacts to Phillippi Creek, Resource Protection staff shall review the configuration, construction materials, and construction methods for the proposed pedestrian connector during review of submitted development proposals, and shall have the authority to require revisions.
7. During development of the subject property, existing oak trees shall be preserved within the open space, grass and courtyard areas depicted on the Development Concept Plan date-stamped August 31, 2006, and attached hereto as Exhibit "A" and to the greatest extent possible in proposed parking areas.
8. Prior to Construction Authorization, the connection of Honore Avenue from Bee Ridge Road to Fruitville Road shall be the subject of a binding executed construction contract, and it shall be demonstrated that the improvement has available transportation facility capacity consistent with the Concurrency Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code).
9. In order to assure adequate protection of the on-site grand trees prior to approval of the Site and Development plans, the services of a certified arborist will be employed. Development within the drip line of existing Grand Trees and any trimming of Grand Trees will be proposed based upon the recommendations of said certified arborist. The results of the certified arborist's recommendations shall be submitted to the Resource Protection staff in order to assist staff in determining if tree protection methods are adequate for preserving grand trees. Site and development plans and construction plans shall accurately reflect the staff determination.
10. A 25' wide landscape buffer shall be provided along Cattlemen Road to insure preservation of existing mature oak trees and reduce the visual impacts on the streetscape caused by the development of the parking lot on the east side of the property.
11. Pervious paver bricks, shell, grass, pervious concrete or other pervious substances set at the existing grade will be used to the greatest extent possible in parking and vehicular areas around and within the drip line of trees proposed for preservation.

Section 4. Adoption of an Amendment to the Bee Ridge/I-75 Sector Plan No 83-01-SP-A North. Pursuant to the Sarasota County Comprehensive Plan and the Critical Area Planning Regulations adopted by Sarasota County Ordinance No. 97-074, Article IV, Chapter 94 of the Sarasota County Code and based upon the evidence and testimony and forgoing findings, the Board hereby redesignates the subject parcel from "Church" to "Light Office" and adopts the revised "Exhibit 1."

Section 5. 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 January, 2007.

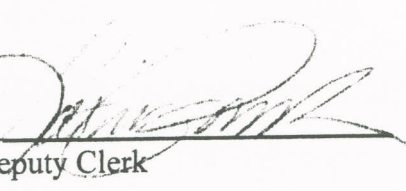
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA



Chair

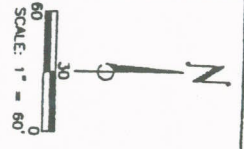
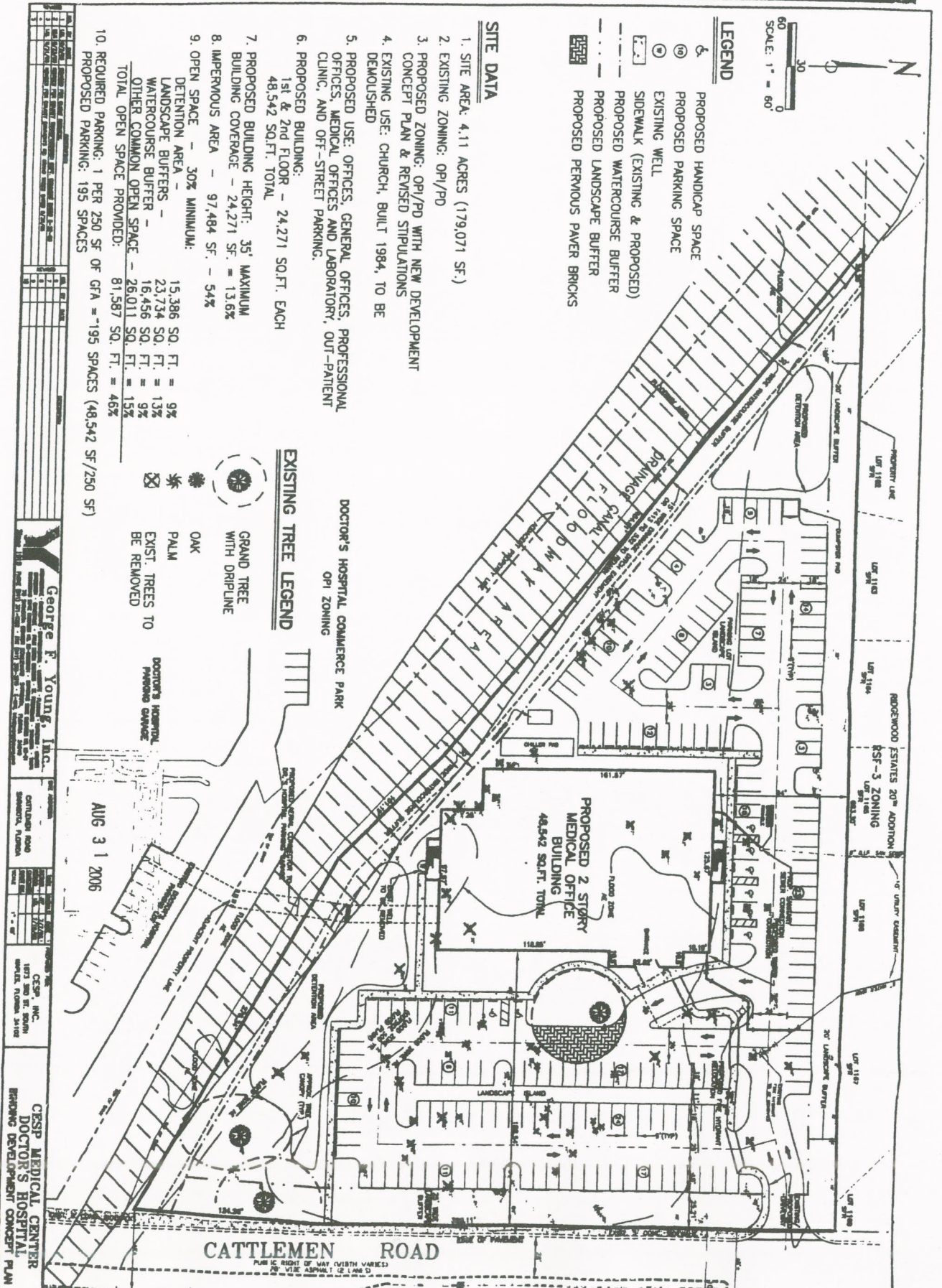
ATTEST:

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



- LEGEND**
- ⊕ PROPOSED HANDICAP SPACE
 - ⊙ PROPOSED PARKING SPACE
 - ⊙ EXISTING WELL
 - SIDEWALK (EXISTING & PROPOSED)
 - PROPOSED WATERCOURSE BUFFER
 - PROPOSED LANDSCAPE BUFFER
 - PROPOSED PERVIOUS PAPER BRICKS

SITE DATA

1. SITE AREA: 4.11 ACRES (179,071 SF.)
2. EXISTING ZONING: OP/PD
3. PROPOSED ZONING: OP/PD WITH NEW DEVELOPMENT CONCEPT PLAN & REVISED STIPULATIONS
4. EXISTING USE: CHURCH, BUILT 1984, TO BE DEMOLISHED
5. PROPOSED USE: OFFICES, GENERAL OFFICES, PROFESSIONAL CLINIC, AND OFF-STREET PARKING.
6. PROPOSED BUILDING:
 - 1st & 2nd FLOOR - 24,271 SQ.FT. EACH
 - 48,542 SQ.FT. TOTAL
7. PROPOSED BUILDING HEIGHT: 35' MAXIMUM BUILDING COVERAGE - 24,271 SF. = 13.6%
8. IMPERVIOUS AREA - 97,484 SF. - 54%
9. OPEN SPACE - 30% MINIMUM:
 - DETENTION AREA - 15,386 SQ. FT. = 9%
 - LANDSCAPE BUFFERS - 23,734 SQ. FT. = 13%
 - WATERCOURSE BUFFER - 16,456 SQ. FT. = 9%
 - OTHER COMMON OPEN SPACE - 26,011 SQ. FT. = 15%
 - TOTAL OPEN SPACE PROVIDED: 81,587 SQ. FT. = 46%
10. REQUIRED PARKING: 1 PER 250 SF OF GFA = 195 SPACES (48,542 SF/250 SF) PROPOSED PARKING: 195 SPACES

EXISTING TREE LEGEND

- ⊙ GRAND TREE WITH DRIPLENE
- ⊙ OAK
- ⊙ PALM
- ⊙ EXIST. TREES TO BE REMOVED

George F. Young, Inc.
 CATTLEMEN ROAD
 SEVENTH FLORIDA
 AUG 31 2006
 CRRP MEDICAL CENTER
 DOCTOR'S HOSPITAL
 BRIDGING DEVELOPMENT CONCEPT PLAN

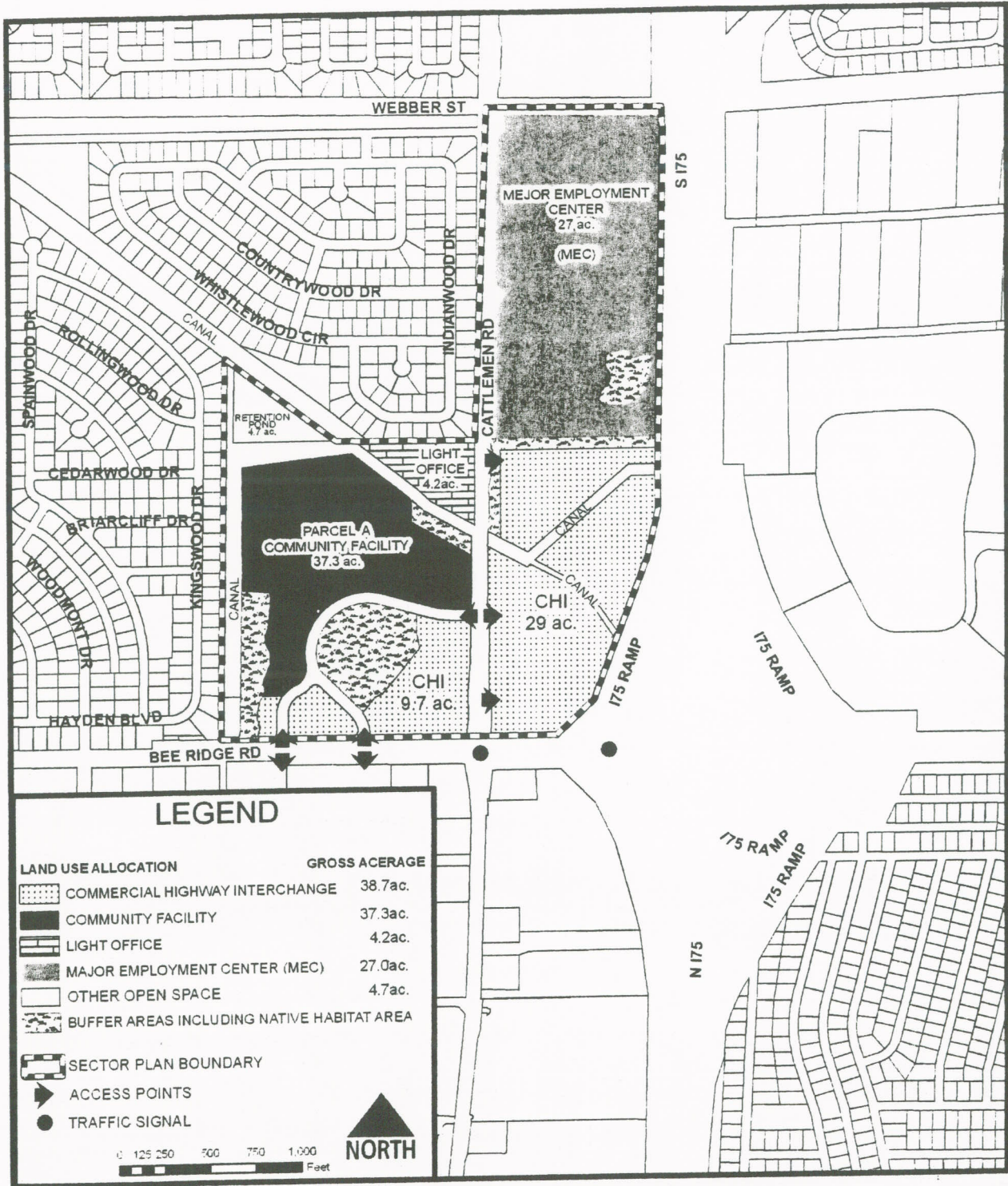


FIGURE 1
AMENDMENT TO THE FUTURE LAND USE PLAN
FOR SECTOR PLAN NO. 83-01-SP-A NORTH

NORTHWEST QUADRANT OF I-75 AND BEE RIDGE ROAD
 DESIGNATED COMMERCIAL HIGHWAY INTERCHANGE AREA

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 January 11, 2007
 KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA