


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

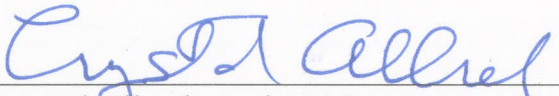
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006150037 5 PGB
2006 AUG 18 05:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#819757



2006150037

The following property, located at the southeast corner of Center Road and Rockley Blvd., in Sarasota County, Florida, owned by Rogers, LLC; Squire, LLC; PRCL, LLC; Allan J. Barberio; and Kay Barberio, and described in Ordinance No. 2006-045 attached hereto, has been rezoned to a District RSF-2/PUD (Residential Single-Family, 3.5 units/acre zone district with a Planned Unit Development Overlay) with an amended Master Site Plan pursuant to Rezone Petition No. 05-33 filed by Charles D. Bailey, III, Agent, and granted by Sarasota County on June 20, 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. 2006-045, 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 ~~July~~, 2006.

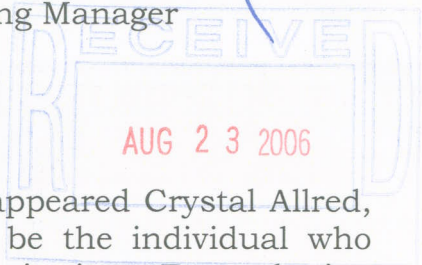
August


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- 045

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.

BOARD RECORDS
FILED FOR RECORD
2006 JUN 21 PM 3:08
KYLE E. BURNETT
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. 05-33, 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 18.13 acres ± from District RSF-2/PUD (Residential Single-Family, 3.5 units/acre with a Planned Unit Development overlay) to District RSF-2/PUD (Residential Single-Family, 3.5 units/acre with a Planned Unit Development overlay) with an amended Master Site Plan for the following described property located in Sarasota County, Florida:

A TRACT OF LAND LYING IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

02006-045

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S.89°59'55"W., ALONG THE NORTH LINE OF SAID SECTION 24, BEING THE BASIS OF BEARING, A DISTANCE OF 1016.55 FEET; THENCE LEAVING SAID NORTH LINE S.00°00'05"E., 75.00 FEET FOR A POINT OF BEGINNING ON AN ARC OF A CURVE TO THE RIGHT, LYING S.89°39'00"E., FROM THE RADIUS POINT, HAVING: A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 32°54'00"; THENCE TRAVERSE ALONG THE WESTERLY BOUNDARY LINE OF VENICE MIDDLE SCHOOL DESCRIBED IN O.R. BOOK 1481, PAGE 903, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BY THE FOLLOWING TWO COURSES: ALONG THE ARC OF SAID CURVE, IN A SOUTHWESTERLY DIRECTION, 608.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.34°15'02"W., 154.45 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE S.89°59'55"W., 945.83 FEET, TO A POINT ON THE EAST R/W LINE OF ROCKLEY BOULEVARD (A 120 FOOT PUBLIC R/W), SAID POINT LYING S.84°52'20"W, OF THE RADIUS POINT; THENCE TRAVERSE ALONG SAID EAST R/W LINE BY THE FOLLOWING TWO COURSES: BY A CURVE TO THE RIGHT, IN A NORTHWESTERLY DIRECTION, HAVING: A RADIUS OF 1440.00 FEET; A CENTRAL ANGLE OF 05°07'38", AN ARC OF 128.86 FEET; THENCE NORTH, 570.57 TO THE INTERSECTION WITH THE SOUTH R/W LINE OF CENTER ROAD (A PUBLIC R/W); THENCE N.89°59'55"E., ALONG SAID SOUTH R/W LINE, 1222.04 FEET TO THE POINT OF BEGINNING.

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:

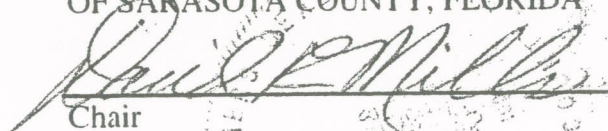
1. Development shall take place in substantial compliance with the Master Site Development Plan, dated 9/14/94 and stamped Received February 27, 2006, as amended by this request, and attached as Exhibit "A". This does not imply or confer any variances from applicable zoning or land development regulations.
2. The Master Surface Water Management Plan shall be consistent with the Myakka River Basin Master Plan.
3. The development to be constructed on Tract IV-8 shall be comprised of no more than 19 multi-family buildings.
4. The maximum building height on Tract IV-8 shall not exceed 35 feet above finished grade.

5. Exterior lighting on Tract IV-8 does not have to be directed only toward the subject site and away from adjacent properties and streets.
6. Outdoor refuse areas, mechanical equipment and loading areas on Tract IV-8 does not have to be visually screened in accordance with Sections 11.6.f and 11.6.k of the Sarasota County Zoning Ordinance.
7. All prior Ordinances and Resolutions affecting the property remain in full force and effect unless modified herein.

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 20th day of June, 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

PRESENT:

1. Methods and standards set forth herein shall be used in all preliminary plans and all preliminary plans shall be subject to the review and approval of the Planning Commission. All preliminary plans shall be prepared as part of the preliminary site plan and shall be submitted for all preliminary plans and shall be subject to the review and approval of the Planning Commission. All preliminary plans shall be prepared as part of the preliminary site plan and shall be subject to the review and approval of the Planning Commission.

2. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

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17. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

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19. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

20. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

21. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

22. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

23. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

24. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

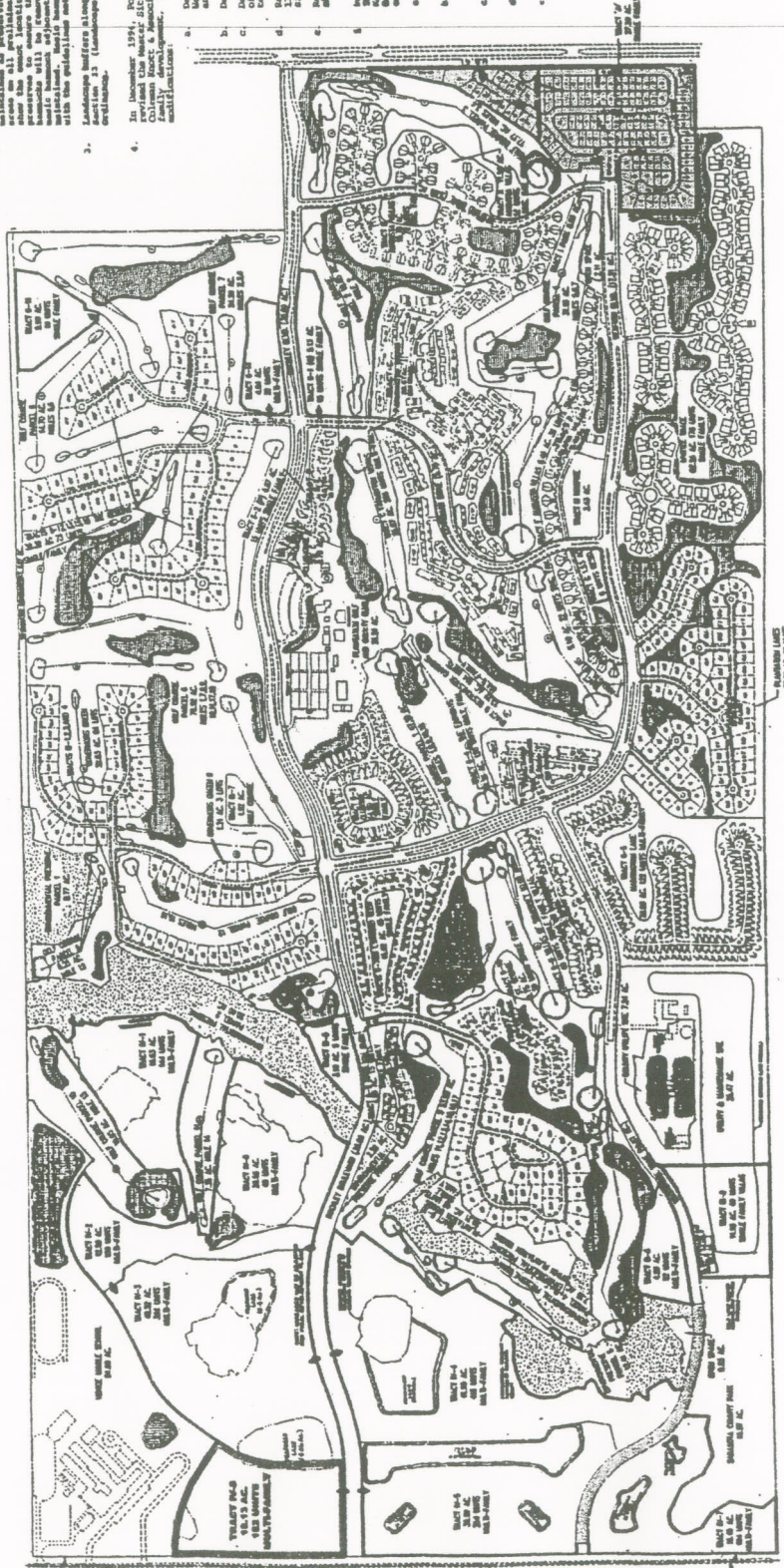
25. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

26. The site plan shall be prepared in accordance with the guidelines set forth in the Appendix to the Planning Commission.

RECEIVED

FEB 27 2006

By: Sarasota County Planning



REVISED MASTER SITE DEVELOPMENT PLAN



PLANTATION ASSOCIATES

COLEMAN KNOTT & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

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: 6/21/06

ANGELA PUGH, CLERK OF THE CIRCUIT COURT
COUNTY OF SARASOTA, FLORIDA
Angela Pugh

DATE	REVISION	APPROVED:

JOB NO.	DATE	SCALE	BY	DATE
001	1/1/06	1"=40'	J.K.	1/1/06
002	1/1/06	1"=40'	J.K.	1/1/06
003	1/1/06	1"=40'	J.K.	1/1/06
004	1/1/06	1"=40'	J.K.	1/1/06
005	1/1/06	1"=40'	J.K.	1/1/06