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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1438558

Please record and return to: **(Via Inter-Office Mail)**
Carol McConway, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

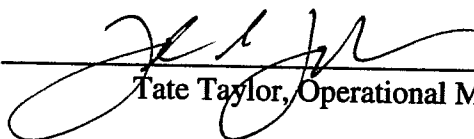
Charge to: Planning Services
Account# 51800100500489

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



The following property, located north of Dearborn Street, east of N. Maple Street, west of N. McCall Road, and south of Cocoanut Avenue in Sarasota County, Florida, owned by Alan Redmon, Victoria Cole, Elizabeth Bryant, Phillip W. Goll, Michael D. Dean, and described in Ordinance No. 2011-046 attached hereto, has been rezoned to a CG/MSOD zone district pursuant to Rezone Petition No. 11-06 filed by Debbie Marks, Agent, and granted by Sarasota County on July 12, 2011, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

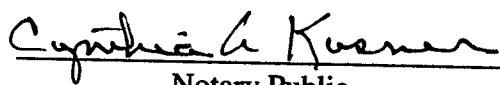
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2011-046, attached hereto)


Tate Taylor, Operational Manager

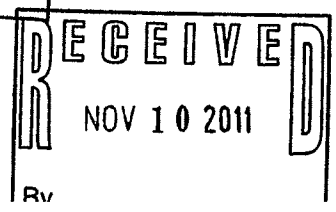
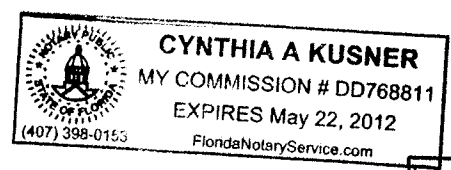
**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, 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 31st day of October, 2011.


Notary Public
State of Florida at Large

This instrument prepared by:
kp



ORDINANCE NO. 2011 - 046

FILED
2011 JUL 19 AM 10:26
TALLAHASSEE, FLORIDA
CLERK OF THE BOARD OF COUNTY COMMISSIONERS

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. 11-06, 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 from OPI/EBD (Office, Professional, Institutional/Englewood Business District) to CG/MSOD (Commercial General/Main Street Overlay District) zone district for the following described property located in Sarasota County, Florida:

North of Dearborn Street, east of N. Maple Street, west of N. McCall Road, and south of Coconut Avenue and being more particularly described as follows:

LEGAL DESCRIPTION(S) Lots 9, 10, 11, 12, 14, and 15, BLOCK 4 LAMPPS SUB
of Lots 81 & 82 of Englewood

0497-15-0049: LOTS 1 & 2 BLK 4 LAMPPS SUB OF LOTS 81 & 82 OF
ENGLWOOD

0497-15-0050: LOTS 3, 4, 5, 6, 7 & 8 BLK 4 SUBJ TO 686 SF SIDEWALK ESMT
TO COUNTY AS DESC IN ORI 2000007206 LAMPPS SUB OF LOTS 81 7 82 OF
ENGLEWOOD AFF 85

0497-15-0053: S 87 FT OF LOTS 9 & 10 BLK 4 LAMPPS SUB OF LOTS 81 & 82
OF ENGLEWOOD

0497-15-0054: N 50 FT OF LOTS 9 & 10 BLK 4 LAMPPS SUB OF LOTS 81 & 82
OF ENGLEWOOD

0497-15-0055: LOT 11 & 12 BLK 4 LAMPPS SUB OF LOTS 81 & 82 OF
ENGLEWOOD
OR 2208/1782

0497-15-0058: LOTS 14 & 15 BLK 4 LAMPPS SUB OF LOTS 81 & 82 OF
ENGLEWOOD.

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 Development Concept Plan date stamped June 21, 2011, 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 parcels shall be consistent with the Conditions for Development Approval contained in the Englewood Town Center Revitalization Plan No. 95-01-SP, Ordinance No. 2008-080.
3. Prior to or concurrent with development of the subject parcels with direct access on Maple Street, Maple Street shall be widened to two 11-foot wide travel lanes and resurfaced over the entire roadway width from West Dearborn Street to the subject parcel's northern access. Transition from the improved cross section shall occur north of the parcel's northernmost access. The improvements shall be included in the construction plans for the development.

4. Prior to or concurrent with development of the subject parcels with direct access on McCall Road, McCall Road shall be widened to two 11-foot wide travel lanes and resurfaced over the entire roadway width from West Dearborn Street to the subject parcel's northern access. Transition from the improved cross section shall occur north of the parcel's northernmost access. The improvements shall be included in the construction plans for the development.
5. All stormwater treatment except Low Impact Design (LID) shall be open and above ground.
6. Up to two vehicular access points to the subject parcels from Maple Street shall be allowed at locations to be determined.

Section 4. Effective Date. This Ordinance shall take effect upon filing with the Department of State.
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 12th day of July, 2011.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

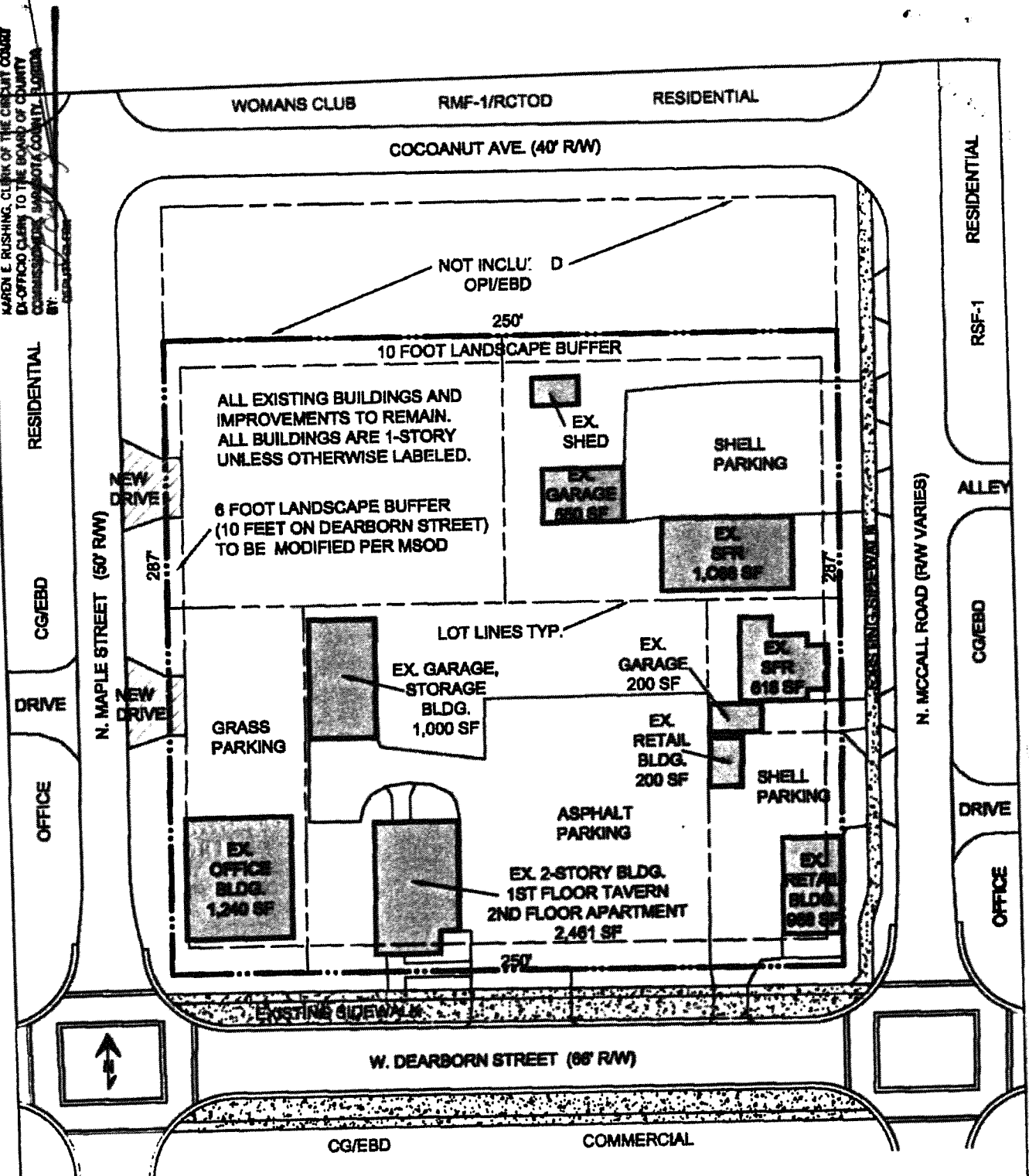
Nora Patterson
Chair

ATTEST:

KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By: Paula J. Christman
Deputy Clerk

SEAL THIS DATE
 7/12/2011
 KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS
 COUNTY OF DADE, FLORIDA
 BY: [Signature]



SITE DATA

ACREAGE: 1.38
 EXISTING USE: COMMERCIAL, OFFICE, RESIDENTIAL
 PROPOSED USE: COMMERCIAL, OFFICE, RESIDENTIAL, PERMITTED CG-MSOD USES
 PARKING REQUIRED: PER MSOD
 OPEN SPACE REQUIRED: NONE
 STORMWATER DESIGN: ENGLEWOOD LID CENTRAL STORMWATER FACILITY TO BE CONSTRUCTED IN ADJACENT RIGHTS-OF-WAY ALLOWING 90% IMPERVIOUS LOT COVERAGE

EXHIBIT "A"
 Development Concept Plan Binding, 8/21/11

SCALE: 1" = 50'