

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#1510477

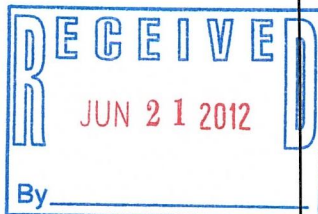
Please record and return to: **(Via Inter-Office Mail)**

**Kristin Pate, Administrative Specialist**

Planning Services

1660 Ringling Blvd., 1<sup>st</sup> 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 west of I-75 and approximately 1,000 feet south of the Central Sarasota Parkway in Sarasota County, Florida, owned by Michael Woolery, and described in Ordinance No. 2011-076 attached hereto, has been rezoned to a RSF-2/PUD zone district pursuant to Rezone Petition No. 11-11 filed by James A. Paulmann, Agent, and granted by Sarasota County on December 7, 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. 2011-076, attached hereto)

  
Tate Taylor, Operational Manager

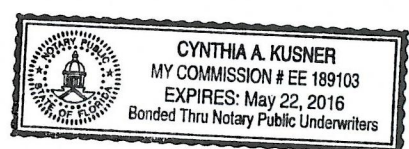
**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, 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 he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 18<sup>th</sup> day of June, 2012.

  
Notary Public  
State of Florida at Large

This instrument prepared by:  
kp





ORDINANCE NO. 2011-076

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 FOR MODIFICATIONS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

FILED  
2011 DEC 19 AM 8:34  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

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. 11-11, 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.

2011-076

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 38.4 acres ± from RSF-4 to RSF-2/PUD for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida being: West of I-75 and approximately 1,000 feet south of the Central Sarasota Parkway, being more particularly described as follows:

That part of Section 31, Township 37 South, Range 19 East, lying West of Interstate 75 right of way in Sarasota County, Florida.

SECTION 3. Modifications. Pursuant to Article 6.11.2.f of the Sarasota County Zoning Ordinance, the Board approves the following PUD modifications to the Land Development Regulations:

1. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Appendix C6a Local Road-Closed Drainage) is granted to allow an increase in the cross slope within the public right of way along a portion of the proposed road where the road is adjacent to I-75, as shown on the Development Concept Plan.
2. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Subdivision Technical Manual, Section B.3.a.16.a Sidewalks and Bicycle Lanes) is granted to allow the construction of sidewalks only on the west side of the proposed north-south roadway along only that portion of the roadway that abuts I-75, as shown on the Development Concept Plan.
3. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Subdivision Technical Manual, Section A.3a.3, Minimum Street Design Specifications) is granted to reduce the minimum roadway centerline radius to 50 feet at two locations, as shown on the Development Concept Plan.
4. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from the Land Development Regulations (Subdivision Technical Manual, Section A.3.b, Minimum Street Design Specifications) is granted to permit the construction of a hammerhead cul-de-sac as shown on the Development Concept Plan.

SECTION 4. 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:

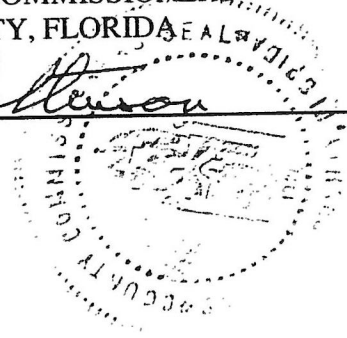
1. All development on the subject parcel (i.e., preliminary plans, site and development plans, final plats, and construction plans) shall comply with the amended Development Order for Increment XVIII of the Palmer Ranch Development of Regional Impact (DRI) and the amended and restated Palmer Ranch Master Development Order (MDO) Resolution No. 91-170, as amended.
2. All development shall occur in substantial accordance with the attached Development Concept Plan, dated August 17, 2011, including modifications to the requirements of the Land Development Regulations as outlined in Section 3 above. This does not imply or confer any other deviations from applicable zoning or land development regulations, unless expressly granted in accordance with this ordinance.
3. Development of the subject property shall not exceed 65 total dwelling units.
4. The wetlands, pine flatwoods, and associated upland vegetative buffers shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection. Exception may be granted by Resource Protection to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.
5. The stipulations set forth in Ordinance No. 2004-069 are hereby superseded by the stipulations above.

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 7 day of Dec, 2011.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

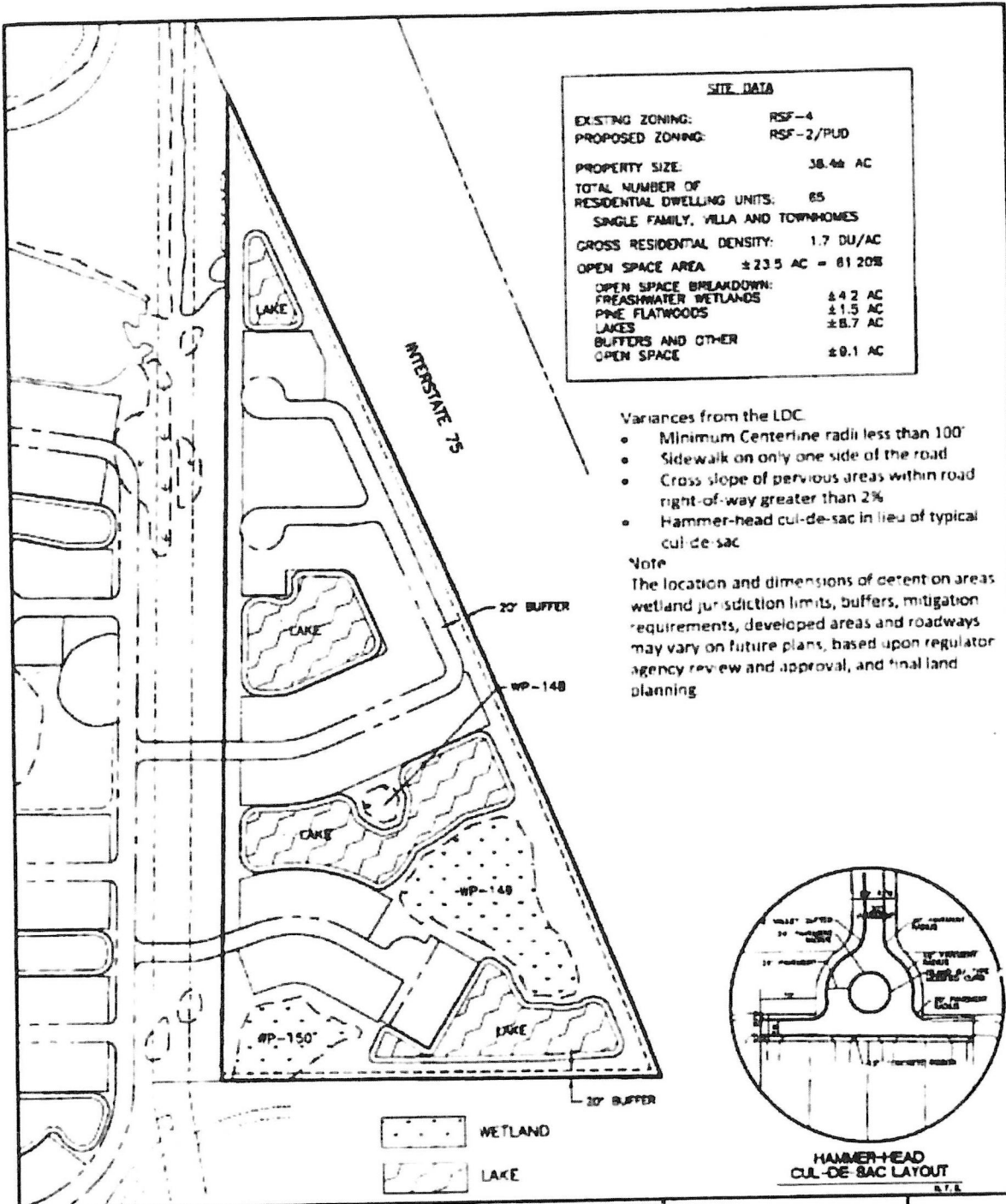
Nora Patterson  
Chair



ATTEST:

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

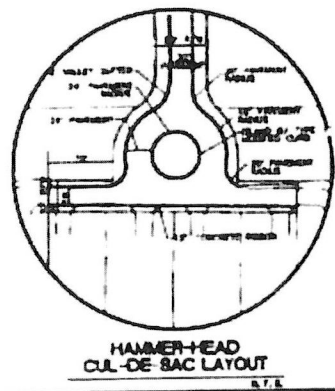
By: Pat Mize  
Deputy Clerk



SITE DATA	
EXISTING ZONING:	RSF-4
PROPOSED ZONING:	RSF-2/PUD
PROPERTY SIZE:	38.44 AC
TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:	65
SINGLE FAMILY, VILLA AND TOWNHOMES	
GROSS RESIDENTIAL DENSITY:	1.7 DU/AC
OPEN SPACE AREA:	±23.5 AC = 61.20%
OPEN SPACE BREAKDOWN:	
FRESHWATER WETLANDS:	±4.2 AC
PINE FLATWOODS:	±1.5 AC
LAKES:	±8.7 AC
BUFFERS AND OTHER:	±0.1 AC

- Variances from the LDC
- Minimum Centerline radii less than 100'
  - Sidewalk on only one side of the road
  - Cross slope of pervious areas within road right-of-way greater than 2%
  - Hammer-head cul-de-sac in lieu of typical cul-de-sac

Note  
The location and dimensions of wetland areas, wetland jurisdiction limits, buffers, mitigation requirements, developed areas and roadways may vary on future plans, based upon regulator agency review and approval, and final land planning



	<p align="center"><b>PALMER RANCH INCREMENT XVII INCLUDING THE ISLES OF SARASOTA PHASE 3</b></p>	<p align="center"><b>BINDING DEVELOPMENT CONCEPT PLAN</b></p>	
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COUNTY OF SARASOTA  
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 12-15-11  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY [Signature]

02011-076

