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2014 JAN 16 04:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1702305



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

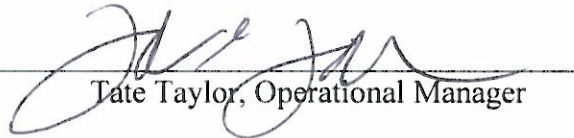
Paula Clintsman, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

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 2636 and 2642 Bee Ridge Road in Sarasota County, Florida, owned by ACDC Inc., and described in Ordinance No. 2014-005, attached hereto, has been rezoned to a CN (Commercial, Neighborhood) zone district pursuant to Rezone Petition No. 13-15 filed by Brian Lichterman, Agent, and granted by Sarasota County on January 15, 2014, 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. 2014-005, attached hereto)

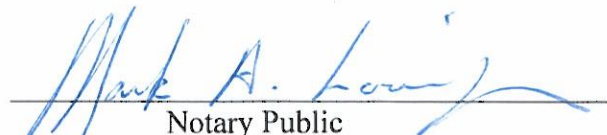

Tate Taylor, Operational Manager

**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 15th day of January, 2014.




Notary Public
State of Florida at Large

This instrument prepared by:



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

January 15, 2014

Honorable Karen E. Rushing
Clerk of the Circuit Court
Board Records Department
Sarasota County
1660 Ringling Boulevard, Suite 210
Sarasota, Florida 34236

Attention: Debbie Shaffer, Deputy Clerk

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2014-005, which was filed in this office on January 14, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

Enclosures

ORDINANCE NO. 2014-005

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 FOR 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. 13-15, 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 (Office, Professional, and Institutional) to CN (Commercial, Neighborhood) zone district for the following described property located in Sarasota County, Florida:

A 0.44 ± ACRE AREA LOCATED SOUTH OF BEE RIDGE ROAD AND WEST OF BRIGGS AVENUE. MORE

FILED FOR THE RECORD
2014 JAN 15 PM 2:22
MARIE E. JUSIUS
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

02014-005

SPECIFICALLY AT 2636 AND 2642 BEE RIDGE ROAD,
SARASOTA, FLORIDA 34239.

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. Non residential square footage shall not exceed 4,355 square feet.
2. Due to site constraints, a landscape buffer with a fifty (50) percent opacity and average width of eight (8) feet, but not less than 6 feet at any point, shall be installed along the south property line. The buffer shall consist of four (4) canopy trees, ten (10) accent trees, and sixteen (16) shrubs per one-hundred (100) linear feet of the buffer. Canopy trees shall be a minimum of ten (10) feet in height, accent trees shall be a minimum of eight (8) feet in height, and shrubs shall be a minimum of twenty (20) inches in height in a three (3) gallon container. The street buffer located along the north property boundary adjacent to Bee Ridge Road shall be (10) feet wide and shall consist of two (2) canopy trees and two (2) accent trees per one-hundred (100) linear feet of the buffer. However, because of the limited area where landscaping can be planted along Bee Ridge Road due to existing buildings and asphalt, the landscaping area shall be limited to an area in front of the existing building setback from the road and the northeast corner of the property. All landscape buffers shall be planted with predominately hardy Florida native species and shall be in place within 180 days from the adoption of this ordinance.
3. No trash receptacles or dumpsters shall be located within twenty (20) feet of the south property line.
4. No exterior light fixtures installed on the subject parcel shall exceed six (6) feet in height.
5. All stormwater treatment shall be open and above ground.
6. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
7. The developer/owner shall construct a five (5) foot wide sidewalk, consistent with the Sarasota County Land Development Regulations, Section 74-63(a)(8), along the frontage of Briggs Avenue from the southern boundary of Parcel Identification Number (PID # 0074-01-0101) to Bee Ridge Road within 180 days from the adoption of this ordinance.
8. Any veterinarian use or dog run shall be in a completely enclosed building.

02014-005

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 15th day of JANUARY, 2014.

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