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2014 MAR 07 09:44 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TCELMER Receipt#1717230



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

Charge to: Planning Services

Account# ~~51800100500489~~

51810000500489

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

The following property, located east of State Road 776 and approximately 300 feet north of Artist Avenue, in Sarasota County, Florida, owned by Englewood Holdings, LLC, and described in Ordinance No. 2014-006 attached hereto, has been rezoned to a RMF-3 zone district pursuant to Rezone Petition No. 13-19 filed by Joseph Gallina, Agent, and granted by Sarasota County on February 11, 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. 2014-006, attached hereto)


Tate Taylor, Operational Manager

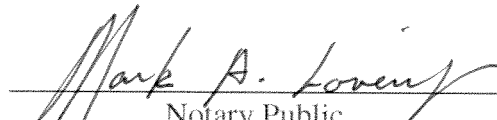
**STATE OF FLORIDA
COUNTY OF SARASOTA**

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 6th day of

March, 2014.




Notary Public
State of Florida at Large

This instrument prepared by:



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 17, 2014

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

Attention: Claudia Goodson, 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. 2014-06, which was filed in this office on February 17, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

Enclosures

BOARD RECORDS
FILED FOR THE CLERK
2014 FEB 18 PM 4:00
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

ORDINANCE NO. 2014-006

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052 (AS AMENDED), 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.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

2014 FEB 13 AM 11:17

BOARD RECORDS
FILED FOR THE RECORD

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 Rezone Petition No. 13-19, 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 RSF-2 (Residential, Single-Family, 3.5 units/acre) to RMF-3 (Residential, Multi-Family, 13 units/acre) zone district for the following described property located in Sarasota County, Florida:

2014-006

The legal description of said property in Sarasota County, Florida, being located east of State Road (S.R.) 776 and approximately 300 feet north of Artist Avenue and being more particularly described as follows:

The North ½ of Lot 38, PLAT OF ENGLEWOOD, a subdivision according to the plat thereof recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida. Along with that portion of the North ½ of Lot 37 lying east of State Road 776, PLAT OF ENGLEWOOD, a subdivision according to the plat thereof recorded in Plat Book A, Page 29, 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 of the subject parcel shall be in conformance with the Conditions for Development Approval contained in the S.R. 776 Corridor Plan, Ordinance No. 2003-049.
2. The wetlands and associated upland vegetative buffer 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, except where approved by Conservation and Environmental Permitting through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
3. Slight impacts to the on-site wetland buffer resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements, may be allowed if deemed consistent with LDR Environmental Technical Manual Section B.2. by Environmental Permitting.
4. The pine flatwoods conservation areas shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a conservation area and labeled as a conservation area 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 conservation areas, except where approved by Conservation & Environmental Permitting through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.

5. The Master Surface Water Management Plan shall be consistent with the Gottfried Creek Basin Master Plan.
6. All stormwater treatment shall be open and above ground.
7. No structure shall exceed two-stories in height for a total height of 28 feet.
8. The development shall be limited to sixty-eight (68) multi-family residential units.
9. The pool and fitness center will be located a minimum of 100 feet from the north and east property lines.
10. All landscape buffers, including the wetland and wetland buffer, and the 60-foot wide wildlife corridor, shall be as shown on the Landscape Buffer Plan, date stamped January 6, 2014, and attached hereto as Exhibit "A."

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 11th day of February, 2014.

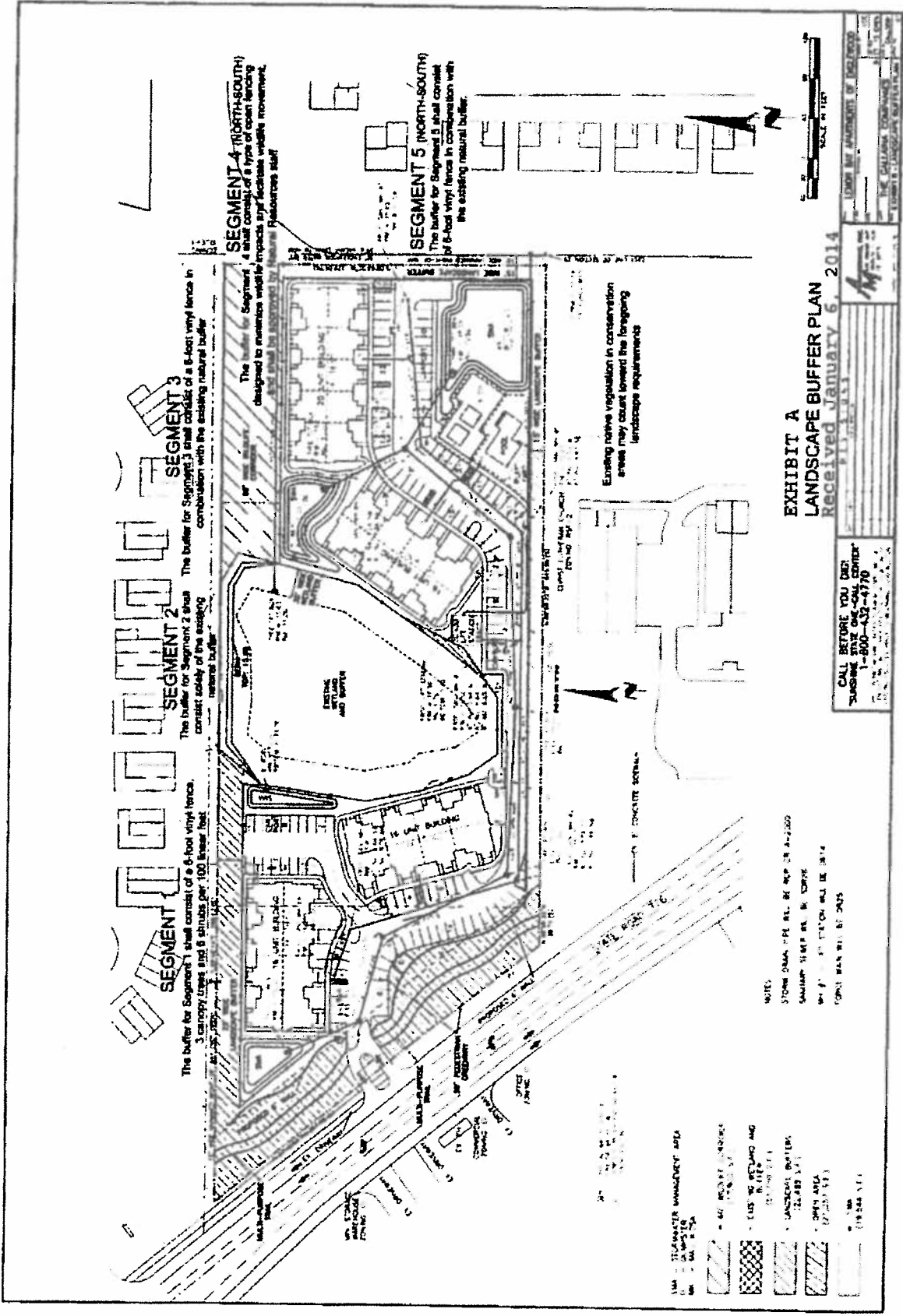
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


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: Delverah Diakates
Deputy Clerk



D2014-006