

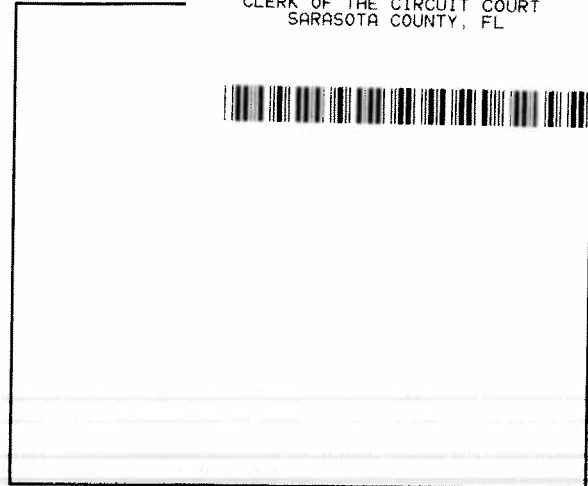
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RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2014112579 5 PG(S)  
September 22, 2014 09:48:23 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

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

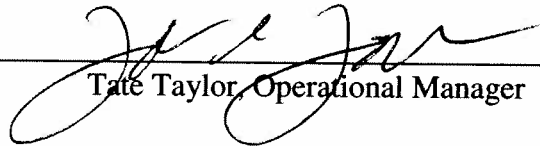
**Customer ID# 5223**  
**Charge to: Planning Services**  
**Account# 51810000500489**

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



The following property, located at 2920 Leonard Reid Avenue in Sarasota County, Florida, owned by Walter L. Presha, and described in Ordinance No. 2014-040 attached hereto, has been rezoned to a OPI (Office, Professional and Institutional), zone district pursuant to Rezone Petition No. 13-21 filed by Bruce E. Franklin, Agent, and granted by Sarasota County on September 10, 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. 2014-040, attached hereto)

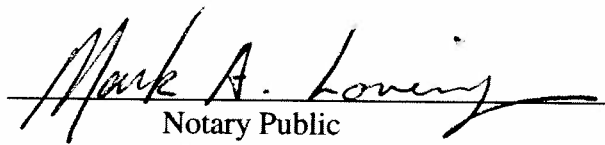
  
Tate Taylor, Operational Manager

**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 September, 2014.



  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

September 12, 2014

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

Attention: Cheryl Dexter, Recording Secretary

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. 2014-040, which was filed in this office on September 12, 2014.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**ORDINANCE NO. 2014 -040**

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 RECEIVED  
FILED FOR THE RECORD  
2014 SEP 11 PM 4:10  
KAREN E. RUSHING  
CLERK OF THE 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. 13-21, 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 RMF-2 (Residential Multi-family) to an OPI (Office, Professional and Institutional) zone district for the following described property located in Sarasota County, Florida:

A 3.69 ± ACRE AREA LOCATED EAST OF LEONARD REID AVENUE AND DUE NORTH OF DR. MARTIN LUTHER KING JR. WAY. MORE SPECIFICALLY AT 2920 LEONARD

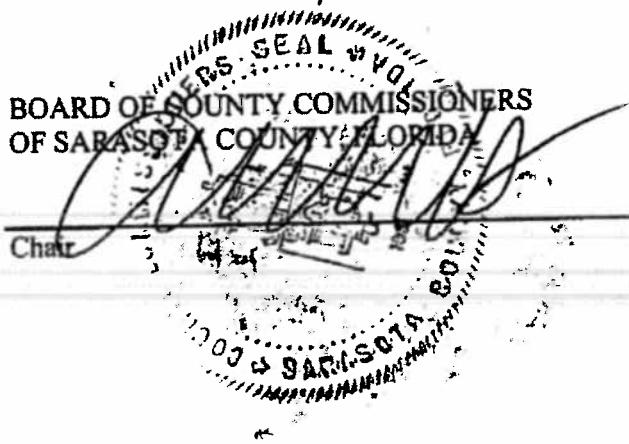
REID AVENUE, INCLUDING PARCEL IDENTIFICATION  
NO. 0028-13-0081, 0028-13-0083, 0028-13-0084, 0028-13-0085,  
0028-13-0086, 0028-13-0087, LOCATED IN SARASOTA,  
FLORIDA 34234.

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. The Master Surface Water Management Plan shall be consistent with the Whitaker Bayou Basin Master Plan.
2. If underground storm water facilities are to be utilized for storm water management, then special provisions shall be taken to remove sediment, oils and greases, and suspended solids from entering the underground facilities.
3. Prior to site and development approval the owner/developer shall commission, and provide the results of a complete environmental site assessment (Phase I and Phase II as necessary) demonstrating the presence/absence of environmental contamination on the parcels associated with this rezoning. The developer shall take all appropriate actions required by County, state, and federal agencies in the event that contamination is found.
4. Prior to or concurrent with the development of the subject parcel, Leonard Reid Avenue from Dr. Martin Luther King Jr. Way to the northernmost access shall be constructed to Sarasota County local road standards with two 11-foot wide travel lanes. Transition from the improved cross section shall occur north of the parcel's northernmost access to the existing cross section. The improvements shall be included in the construction plans for the proposed development.
5. The Owner shall construct a 6' (six) high fence along the southern property line from the southeast corner of the parcel westward for 325 feet.
6. The Owner shall extend the sidewalk from the subject property southward connecting to the sidewalk along the north side of Dr. Martin Luther King Jr. Way.

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 10<sup>th</sup> day of September 2014.



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: [Signature]  
Deputy Clerk