

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# 51810000500489

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014054114 9 PG(S)
May 09, 2014 09:40:28 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CMS The following property, located east of Honore Avenue and north of Central Sarasota Parkway in Sarasota County, Florida, owned by Palmer Ranch Holdings, LTD and described in Ordinance No. 2014-029 attached hereto, has been rezoned to a RSF-2/PUD zone district pursuant to Rezone Petition No. 13-24 filed by James A. Paulmann, FAICP, Agent, and granted by Sarasota County on April 23, 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 4 of Ordinance No. 2014-029, 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 5th day of

May, 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

April 24, 2014

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

Attention: Deborah Diakatos: Recording Secretary, Board Records

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. 2014-029, which was filed in this office on April 24, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/mrh

Enclosures

ORDINANCE NO. 2014-029

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

BOARD RECORDS
FILED FOR THE RECORD
2014 APR 24 PM 12:27
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:

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 13-24, requesting rezoning of the property described herein.
2. 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.
3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
4. 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 for approximately 14 acres from CSC (Commercial, Shopping Center) to RSF-2/PUD (Residential, Single-Family, 3.5 units/acre, Planned Unit Development) zone district, and approximately 14 acres from OUE-1 (Open Use, Estate, 1 unit/5 acres) to RSF-2/PUD (Residential, Single-Family, 3.5 units/acre, Planned Unit Development) zone district for the following described property located in Sarasota County, Florida:

CSC to RSF-2/PUD

A parcel of land lying in Sections 25 and 36, Township 37 South, Range 18 East, Sarasota County, Florida and described as follows:

COMMENCE AT THE MOST NORTHEASTERLY CORNER OF CENTRAL SARASOTA PARKWAY (120 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN ROAD PLAT BOOK 4, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.01°15'15"E., A RADIAL DISTANCE OF 50.00 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CENTRAL SARASOTA PARKWAY AND THE EASTERLY RIGHT-OF-WAY OF HONORE AVENUE (150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN SAID ROAD PLAT BOOK 4, PAGE 40 FOR THE FOLLOWING TWO CALLS; (1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.43°44'45"W., 70.71 FEET; (2) THENCE N.01°15'15"E., A DISTANCE OF 1,209.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01°15'15"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HONORE AVENUE, A DISTANCE OF 439.63 FEET TO A POINT ON THE SOUTH LINE OF A 150' WIDE DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2001075551, SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH AND EASTERLY EASEMENT LINE FOR THE FOLLOWING THREE CALLS; (1) THENCE S.65°45'57"E., A DISTANCE OF 731.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 58°45'20"; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE S.07°00'37"E., A DISTANCE OF 1,049.31 FEET; THENCE S.68°43'34"W., A DISTANCE OF 234.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,450.00 FEET AND A CENTRAL ANGLE OF 11°42'43"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 296.40 FEET TO THE END OF SAID CURVE; THENCE N.12°25'16"E., A DISTANCE OF 20.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 361.00 FEET AND A CENTRAL ANGLE OF 18°25'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.30°50'16"E., A DISTANCE OF 133.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 239.00 FEET AND A CENTRAL ANGLE OF 37°51'08"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.07°00'52"W., A DISTANCE OF 725.57 FEET; THENCE N.65°46'13"W., A DISTANCE OF 323.21 FEET; THENCE S.67°05'50"W., A DISTANCE OF 86.29 FEET; THENCE N.65°46'13"W., A DISTANCE OF 73.16 FEET; THENCE N.88°44'45"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

OUE-1 to RSF-2/PUD

A tract of land lying in Sections 25 and 36, Township 37 South, Range 18 East, Sarasota County, Florida and described as follows:

COMMENCE AT THE MOST NORTHEASTERLY CORNER OF CENTRAL SARASOTA PARKWAY (120 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN ROAD PLAT BOOK 4, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.88°44'29"E., A DISTANCE OF 137.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,450.00 FEET AND A CENTRAL ANGLE OF 22°31'37"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 570.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.68°43'54"E., A DISTANCE OF 233.88 FEET TO THE POINT OF BEGINNING; THENCE N.07°00'37"W., A DISTANCE OF 1,049.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 58°45'20"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.65°45'57"W., A DISTANCE OF 731.48 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HONORE AVENUE (150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN SAID ROAD PLAT BOOK 4, PAGE 40; THENCE N.01°15'31"E., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 135.27 FEET; THENCE S.65°45'57"E., A DISTANCE OF 214.55 FEET; THENCE N.14°31'28"W., A DISTANCE OF 31.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 18°45'48"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 18°33'44"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.14°40'36"W., NON TANGENT TO THE LAST STATED CURVE, A DISTANCE OF 123.34 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 63°17'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.05 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.16°49'06"E., 10.49 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°28'50"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.09 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 30°54'28"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 53.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 14°14'45"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 83.29 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF VILLAGEWALK, UNIT 1A, AS RECORDED IN PLAT BOOK 42, PAGE 19, SAID PUBLIC RECORDS, ALSO BEING THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 20°15'46"; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY OF VILLAGEWALK, UNIT 1A FOR THE FOLLOWING EIGHT (8) CALLS; (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.47 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.35°38'20"E., 117.86 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 385.00

FEET AND A CENTRAL ANGLE OF 05°07'07"; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE S.50°53'20"E., A DISTANCE OF 51.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 52°50'19"; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 92.22 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 27°22'29"; (5) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 15°39'00"; (6) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.82 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 56°25'08"; (7) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°03'27"; (8) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.62 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 36°44'05"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.73 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.34°24'39"W., 72.47 FEET, TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 30°51'36"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 269.30 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.70°33'56"E., 266.06 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.85°59'43"E., A DISTANCE OF 201.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 98°28'47"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 360.95 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 52°29'42"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 320.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 63°58'49"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 530.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.07°00'37"E., A DISTANCE OF 600.68 FEET; THENCE S.68°43'54"W., A DISTANCE OF 128.97 FEET TO THE POINT OF BEGINNING.

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

- I. Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification from Zoning Regulations (Zoning Code, Section 7.8.2.e, Subdivision Wall height) is granted to allow a maximum 8-foot high wall atop a maximum 4-foot high berm adjacent to Parcel P3-A to the west, 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 A.3.b, Cul-de-Sac length) is granted to allow a cul-de-sac street in excess of 1,500 feet in length, 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:

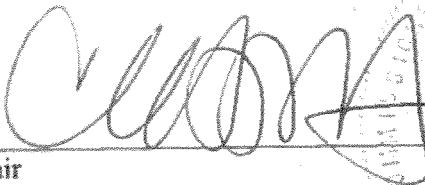
1. All development shall occur in substantial accordance with the Development Concept Plan, date stamped March 21, 2014, and attached hereto as Exhibit "A", except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. All development on the subject parcel shall comply with the Development Order for Palmer Ranch Increment XVI, as may be amended.
3. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
4. The Master Surface Water Management Plan shall be consistent with the South Creek Basin Master Plan.

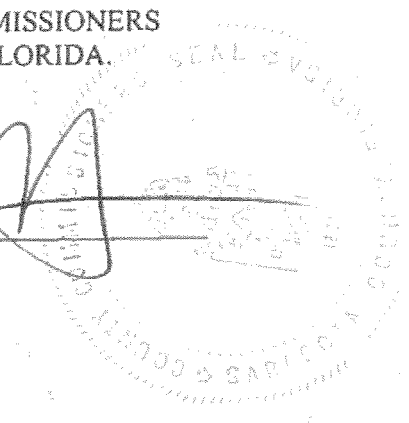
The stipulations herein supersede the stipulations in Ordinance No.2003-030.

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 23rd day of APRIL, 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.

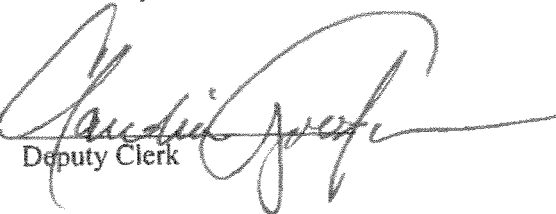
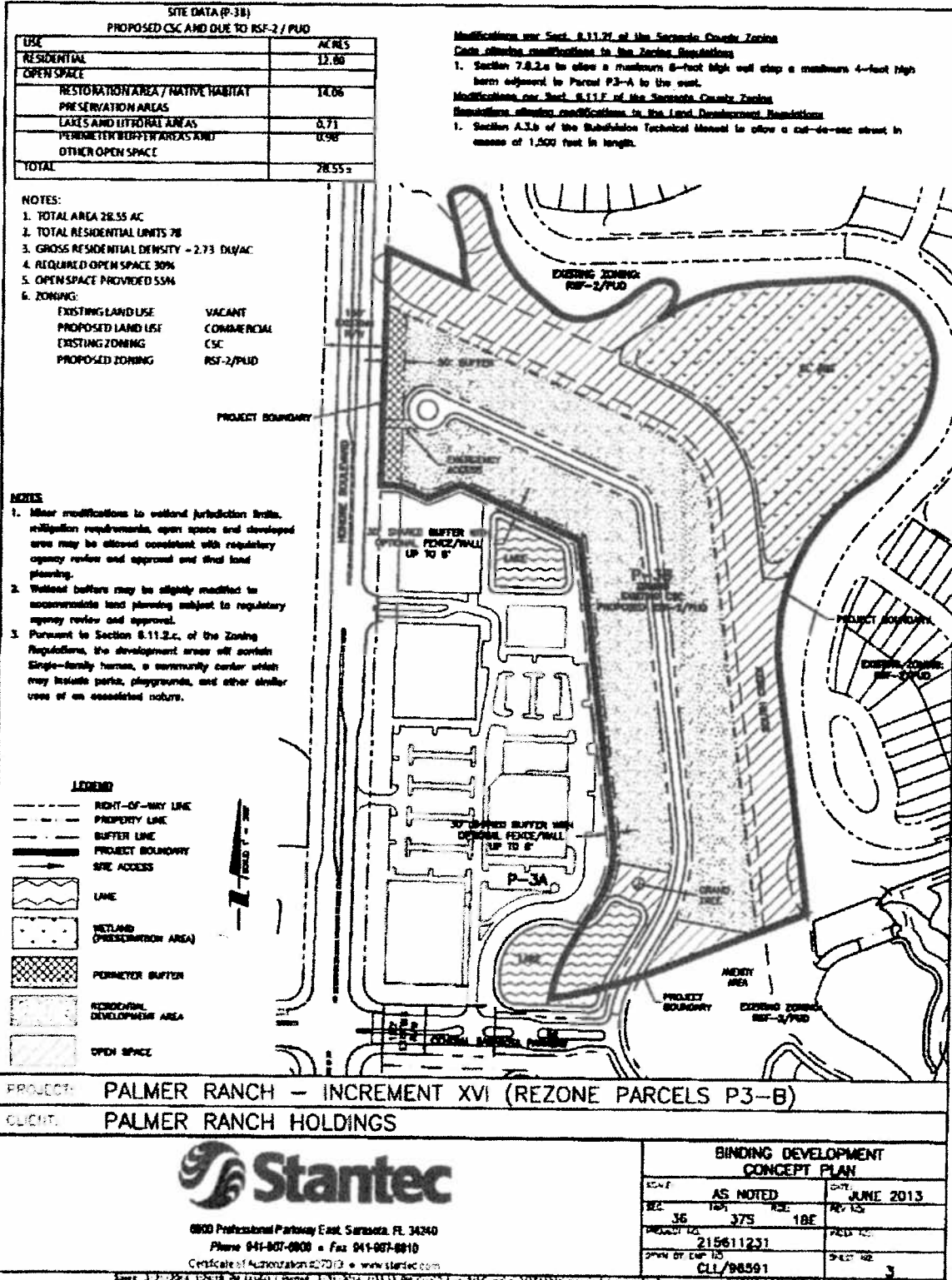
By 
Deputy Clerk

EXHIBIT A – DEVELOPMENT CONCEPT PLAN



PROJECT: PALMER RANCH – INCREMENT XVI (REZONE PARCELS P3-B)
 CLIENT: PALMER RANCH HOLDINGS



6900 Professional Parkway East, Sarasota, FL 34240
 Phone 941-907-0908 • Fax 941-907-0910
 Certificate of Authorization #2013 • www.stantec.com

BINDING DEVELOPMENT CONCEPT PLAN		
SCALE	AS NOTED	DATE: JUNE 2013
REV 36	REV 37S	REV 18F
PROJECT NO.	215611231	PREP BY:
DRAWN BY: CLP TO	CLL/98591	CHECK NO. 3

Rec'd Planning Services 3-21-14