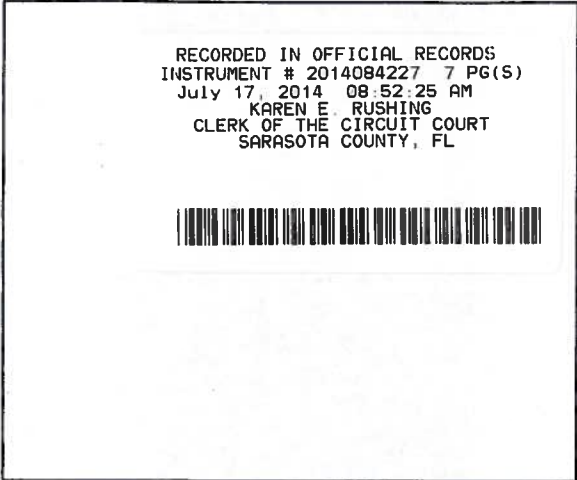


Please record and return to: (Via Inter-Office Mail)  
**Cynthia Spraggins, Administrative Specialist**  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236


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 in Sarasota County, Florida, owned by Wynnstay Hunt, Inc., and described in Ordinance No. 2014-037 attached hereto, has been rezoned to a PCD/ILW (Planned Commerce Development/Industrial Light Manufacturing and Warehousing), zone district pursuant to Rezone Petition No. 13-28 filed by James A. Paulmann, FAICP, Agent, and granted by Sarasota County on July 9, 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. 2014-037, 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 15<sup>th</sup> day of July, 2014.



  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS

MARK A. LOVERDIE  
Commission # EE 17241  
Expires August 18, 2014  
Illinois State Board of Elections





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

July 10, 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. 2014-037, which was filed in this office on July 10, 2014.

Sincerely,

Liz Cloud  
Program Administrator

LC/mrh

Enclosures

**ORDINANCE NO. 2014-037**

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.

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. 13-28, 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 178 acres from PCD/ILW (Planned Commerce Development/Industrial Light Manufacturing and Warehousing) and PCD/OPI (Planned Commerce Development/Office, Professional and Institutional) to PCD/ILW (Planned Commerce Development/Industrial Light Manufacturing and Warehousing) zone district for the following described property located in Sarasota County, Florida:

BOARD RECORDS  
FILED FOR THE RECORDS  
2014 JUL 10 PM 12:37  
KAREN E. RUSSELL  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

PALMER PARK OF COMMERCE, LESS PARCELS F & G AND TRACTS 203, 402 AND 403 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 32, 32A-32E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

**PARCEL A-8:**

A TRACT OF LAND LYING IN SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N 00°16' 17" E ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1126.72 FEET; THENCE S 89° 43' 43" E A DISTANCE OF 153.00 FEET TO THE EASTERLY LINE OF TRACT 101 PALMER RANCH INCREMENT II TRACT SUBDIVISION RECORDED IN PLAT BOOK 34, PAGES 25, 25A THROUGH 25C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89° 43' 43" E A DISTANCE OF 602.39 FEET; THENCE N 11° 46' 43" W A DISTANCE OF 479.88 FEET TO THE SOUTHERLY LINE OF SAWYER LOOP ROAD, TRACT 202, PALMER PARK OF COMMERCE, RECORDED IN PLAT BOOK 35, PAGES 32, 32A THROUGH 32E OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N 09° 47' 01" W A RADIAL DISTANCE OF 3884.72 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC THROUGH A CENTRAL ANGLE OF 07° 27' 28" A DISTANCE OF 505.64 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED TRACT 101; THENCE S 00° 16' 17" W ALONG SAID EASTERLY LINE A DISTANCE OF 413.64 FEET TO THE POINT OF BEGINNING. CONTAINING 5.566 ACRES, MORE OR LESS.

**PARCEL A-9:**

A TRACT OF LAND LYING IN SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N 00° 16' 17" E ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1126.72 FEET; THENCE S 89° 43' 43" E A DISTANCE OF 153.00 FEET TO THE EASTERLY LINE OF TRACT 101 PALMER RANCH INCREMENT II TRACT SUBDIVISION, RECORDED IN PLAT BOOK 34, PAGES 25, 25A THROUGH 25C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89° 43' 43" E A DISTANCE OF 602.39 FEET; THENCE N 11° 46' 43" W A DISTANCE OF 479.88 FEET TO THE SOUTHERLY LINE OF SAWYER LOOP ROAD, TRACT 202, PALMER PARK OF COMMERCE, RECORDED IN PLAT BOOK 35, PAGES 32, 32A THROUGH 32E OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N 09° 47' 01" W A RADIAL DISTANCE OF 3884.72 FEET (THE FOLLOWING TWO CALLS ARE ALONG THE SOUTHERLY LINE OF SAWYER LOOP ROAD); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 38' 29" A DISTANCE OF 111.29 FEET; THENCE N 78° 3' 30" E A DISTANCE OF 235.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE

SEMINOLE GULF RAILWAY (100' WIDE); THENCE S 11° 46' 43" E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 1044.76 FEET; THENCE N 89° 43' 43" W A DISTANCE OF 455.28 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 52.28 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 82.12 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 78.54 FEET; THENCE N 89° 43' 43" W A DISTANCE OF 74.52 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 41° 54' 03"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 36.57 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 41° 54' 03"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 255.96 FEET; THENCE N 89° 43' 43" W A DISTANCE OF 161.25 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED TRACT 101; THENCE N 00° 16' 17" E ALONG SAID EASTERLY LINE A DISTANCE OF 483.64 FEET TO THE POINT OF BEGINNING. CONTAINING 15.819 ACRES, MORE OR LESS.

**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. All preliminary plans, site and development plans, construction plans, and final plats shall comply with the Development Order for Increment IV of the Palmer Ranch Development of Regional Impact (Resolution No. 89-205, as amended).
2. Development shall take place in substantial accordance with the Development Concept Plan date stamped December 12, 2013, 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.
3. Pursuant to the PCD schedule of district regulations, the Owner is hereby granted modifications to the 50' perimeter buffer requirement as depicted on the Master Development Plan attached hereto.

The eastern perimeter buffer on Parcel A-9, adjacent to the Legacy Trail, may be reduced to a minimum of ten feet (10') in width and shall contain three (3) canopy trees and twelve (12) accent/understory trees per 100 linear feet. The required buffer and planting scheme may be modified, subject to the review and approval of the Planning Department. If an alternative buffer/planting scheme is proposed, the alternative plan shall include all of Parcel A-9, depicting the alternative scheme along the entire length of the parcel abutting the railway.

4. The Master Surface Water Management Plan shall be consistent with the Catfish Basin Master Plan.

The stipulations herein supersede the stipulations in Ordinance No. 97-027 for the area described in Section 2 of this Ordinance.

**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, or the effective date of Ordinance No. 2014-035, including final resolution of any appeals, whichever is later.

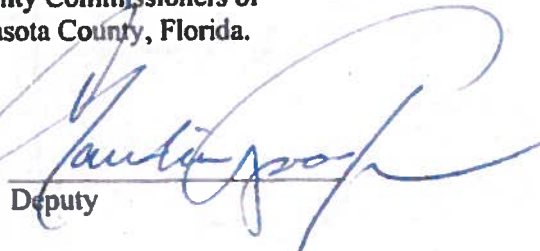
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 9<sup>th</sup> day of July, 2014.

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

