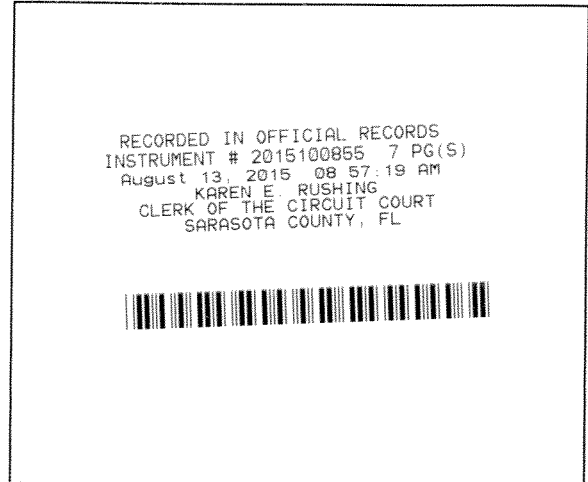


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

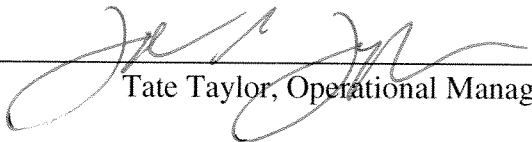
Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489

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



The following property, located at 2500 Honore Avenue in Sarasota County, Florida, owned by Sarasota County, and described in Ordinance No. 2015-049 attached hereto, has been rezoned to a GU (Government Use) zone district pursuant to Rezone Petition No. 14-05 filed by Sarasota County, and granted by the Sarasota County Commission on July 14, 2015 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:


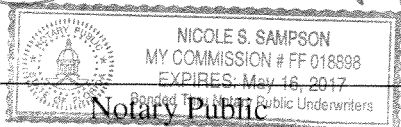
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2015-049, attached hereto)


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 12th day of August, 2015.



Notary Public
State of Florida at Large

This instrument prepared by:
CMS



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 15, 2015

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

Attention: Ms. 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. 2015-049, which was filed in this office on July 15, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2015-049

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; APPROVING A WAIVER FROM THE UNIVERSITY PARKWAY CORRIDOR PLAN EAST ADOPTED BY ORDINANCE NO. 2001-027 PROVIDING FOR AMENDMENT OF THE ZONING ATLAS PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

BOARD RECORDS
FILED FOR THE RECORDS
2015 JUL 14 PM 2:51
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 Rezone Petition No. 14-05, 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.

E. Pursuant to Section 94-116 of the Sarasota County Code, the Board finds that the requirement of Development Condition 18 (B) of the University Parkway Corridor Plan - East (No. 92-01 SP- East), that all lighting within parking lots and internal circulation systems use high pressure sodium lamps, is unreasonable due to unique features of the site or proposed

02015-049

development and that use of alternative lighting would promote the objectives and intent of the Critical Area Plan, and that the granting of a waiver would not impede achievement of the goals or purposes of the Critical Area Plan.

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 OUE (Open Use Estate, 1 dwelling unit/5acres) and RSF-2 (Residential, Single-family, 3.5 dwelling units/acre) to GU (Government Use) zone district for the following described property located in Sarasota County, Florida:

OFFICIAL RECORDS BOOK 2805, PAGE 797 OF THE
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 LESS THE WESTERLY 60 FEET THEREOF
LYING AND BEING IN SECTION 13, TOWNSHIP 36 SOUTH,
RANGE 18 EAST.

THE NORTH 1/2 OF THE NORTHEAST QUARTER 1/4 LESS
THE FOLLOWING DESCRIBED PROPERTY; COMMENCE
AT THE NE CORNER OF SECTION 13, TWP 36S. RGE. 18E;
THENCE S 0 DEG 46'W ALONG THE EAST LINE OF
SECTION 13, 1321.11 FEET; THENCE N 89 DEG 00'48"W
ALONG THE SOUTH LINE OF THE N 1/2 OF THE NE 1/4 OF
SECTION 13, 100 FEET FOR A PLACE OF BEGINNING;
THENCE CONTINUE N 89 DEG 00'48"W, 1314.12 FEET;
THENCE N 0 DEG 41'51"E, 457.02 FEET; THENCE EAST
(PARALLEL TO AN 60 FEET SOUTHERLY FROM THE
SOUTH LINE OF A 160 FOOT FLORIDA POWER AND LIGHT
CO. EASEMENT) FOR 1314.78 FEET; THENCE S 00°46'W,
479.65 FEET TO THE PLACE OF BEGINNING. ALSO LESS
THE FOLLOWING DESCRIBED PROPERTY; COMMENCE
AT THE N.E. CORNER OF SECTION 13, TWP. 36S. RGE. 18E;
THENCE S 0 DEG 46'W ALONG THE EAST LINE OF
SECTION 13 1321.11 FEET; THENCE N 89 DEG 00'48"W
ALONG THE SOUTH LINE OF THE N 1/2 OF THE NE 1/4 OF
SECTION 13, 1414.12 FEET FOR A PLACE OF BEGINNING;
THENCE CONTINUE N 89 DEG 00'48"W, 1314.12 FEET TO
W. LINE OF SE 1/4 SECTION 13; THENCE N 0 DEG 37'10"E
ALONG SAID W. LINE, 224.38 FEET; THENCE EAST, 330
FEET; THENCE N 0 DEG 37'10"E, 100 FEET; THENCE EAST
ALONG S. LINE OF FP&L CO. EASEMENT, 984.63 FEET;
THENCE S 0 DEG. 41'51"W, 357.02 FEET TO THE POINT OF
BEGINNING. BEING AND LYING IN SEC. 12, TWP. 36S.,
RGE. 18 E, SARASOTA COUNTY, FLORIDA. SUBJECT TO
ALL LIENS AND ENCUMBRANCES OF RECORD.

THE NORTHERLY 696 FEET OF THE WEST 1/2 OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13,
TOWNSHIP 36 SOUTH, RANGE 18 EAST.

THE SOUTHERLY 606 FEET OF THE WEST 1/2 OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13,
TOWNSHIP 36 SOUTH, RANGE 18 EAST, LESS THAT PART
LYING SOUTHERLY OF A 160 FOOT WIDE FP&L R/W AS
RECORDED IN DEED BOOK 346, PAGE 510, OF THE
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4
OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 36
SOUTH, RANGE 18 EAST.

THE NORTH 160 FEET OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13,
TOWNSHIP 36 SOUTH, RANGE 18 EAST.

THE EAST 1/2 OF SECTION 12, TOWNSHIP 36 SOUTH,
RANGE 18 EAST.

THE SOUTHERLY 60 FEET OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12,
TOWNSHIP 36 SOUTH, RANGE 18 EAST.

THE SOUTHERLY 60 FEET OF THE SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 36
SOUTH, RANGE 18 EAST.

THE SOUTHERLY 60 FEET OF THE SOUTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 12, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
EXCEPT PARCEL DESCRIBED IN O.R. BOOK 1242, PAGE
168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA.

THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36
SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.
LESS THAT PORTION LYING WITHIN THE RIGHT-OF-WAY
FOR I-75 AS DESCRIBED IN THE ORDER OF TAKING
RECORDED IN OFFICIAL RECORDS BOOK 1146, PAGE 678
OF THE PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA.

ALL OF THE ABOVE ALL LYING AND BEING IN
SARASOTA COUNTY, FLORIDA.

CONTAINING 602.6 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 development must be consistent with conditions for development approval found in the I-75 Corridor Plan.
2. Pedestrian access to designated parking Lot No. 2 as shown on the attached plan shall be limited to the western and central walkways. No access along the wetland mitigation area is allowed.
3. Prior to or concurrent with the development of the subject parcel, the Owner shall improve the existing right-in/right-out, left-in only intersection of the access driveway on Honore Avenue to allow unrestricted turning movements at the access location.
4. Prior to hosting any multi-day event expected to generate over 10,000 participants and/or spectators (major planned special event), a Transportation Management Plan (TMP), signed and sealed by a Florida Licensed traffic engineer shall be submitted for review and approval at least ninety (90) days prior to the scheduled event. The TMP shall include the following components:
 - a. Traffic Management Plan;
 - b. Transit Plan; and
 - c. Travel Demand Management Initiative(s).

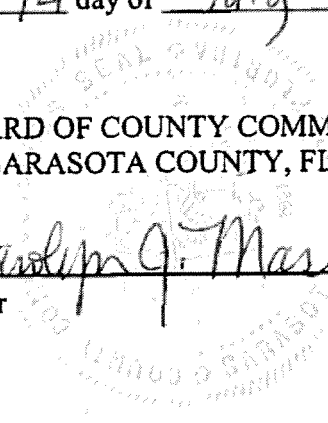
These components shall identify all processes, operations, service strategies, additional transit needs, and informational tactics necessary to achieve predictability, maintain efficient transportation system operations, and safety during the event. Prior to developing the TMP, a formal Methodology shall be submitted and approved by the Transportation Department prior to submittal of the TMP. Subject to approval by the County Engineer, a previously approved TMP may be accepted for future events of similar characteristics (expected participants/spectators, event type, etc.).

5. In order to provide proper medical and fire service, the Owner shall insure that the access roads to the boat launch and parking areas comply with NFPA 1 (18.2.3.4.1.1) and (18.2.3.4.1.2).

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 14 day of July, 2015.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


Carlton G. Mason
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