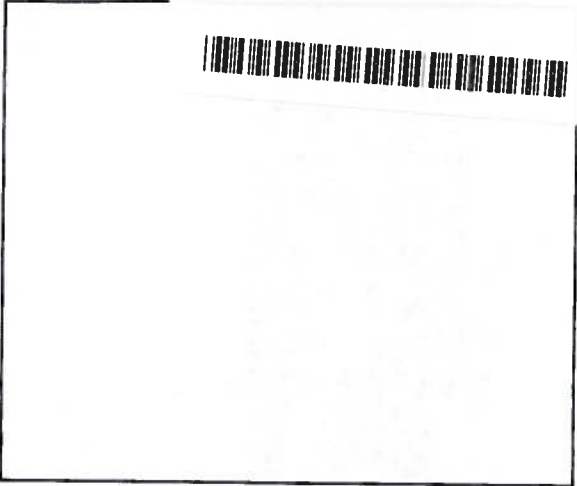


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014005408 5 PG(S)
July 21, 2014 08:48:42 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 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 north of DeSoto Road and approximately 650 feet east of Honore Avenue, in Sarasota County, Florida, owned by Sarasota County, and described in Ordinance No. 2014-050 attached hereto, has been rezoned to a GU (Government Use) zone district pursuant to Rezone Petition No. 14-07 filed by Crystal Allred, 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 4 of Ordinance No. 2014-050, attached hereto)

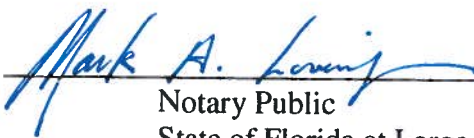

Tate Taylor, Operational Manager

**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 18th day of July, 2014.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS

MARK A. LOVERIDGE
Commission # EE 17241
Expires August 18, 2014
Pursuant to the provisions of the Public Health Act, R.S.O. 1990, c. 33, s. 127(1),
I hereby certify that the above-named person is a duly qualified and licensed
Professional Engineer in the Province of Ontario.





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. 2014-050, which was filed in this office on July 10, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/mrh

Enclosures

ORDINANCE NO. 2014-050

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 RECORD
2014 JUL 10 PM 12:05
KARELLE 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. 14-07, 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

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 RSF-3 (Residential, Single-family, 4.5 dwelling units/acre) to GU (Government Use) zone district for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being located north of DeSoto Road, east of Honore Avenue and being more particularly described as follows:

The South 320.00 feet of the West Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 1, Township 36 South, Range 18 East, Sarasota County, Florida. LESS the South 38.00 feet for Right-of-Way for Desoto Road as described in the instrument recorded in Official Records Instrument Number 2007185099 of the Public Records of Sarasota County, Florida. Containing 2.19 acres, more or less.

Section 3. Waiver of a Critical Area Plan Requirements. Pursuant to Section 94-116 of the Sarasota County Code, the Board grants a waiver from the requirement of Condition 18 (B) of the University Parkway Corridor Plan – East (No. 92-01 SP- East), adopted in Ordinance 2001-027, to allow for alternative types of lighting in parking lots and internal circulation systems instead of only high pressure sodium lamps.

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. This property is located within the University Parkway Corridor Plan –East, No. 92-01 SP E, and must conform to all development standards found therein.
2. Any proposed alterations to the on-site mesic hammock areas shall be subject to the review and approval by Natural Resource Department during site and development plan review. Mesic hammock areas not approved for removal shall be preserved. The mesic hammock 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. The westernmost driveway shall be limited to left-out and right-out turning movements only.
4. The easternmost driveway shall be limited to right-in/right-out turning movements only.
5. The westernmost driveway shall be restricted to emergency vehicles only.

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 10th day of July, 2014.

SEAL
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