

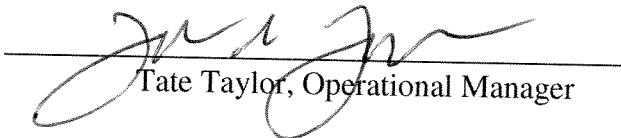
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Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

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 2700 University Parkway, in Sarasota County, Florida, owned by the Trust for Hub Hubbell, and described in Ordinance No. 2014-055 attached hereto, has been rezoned to a OPI/PD (Office, Professional, and Institutional/Planned District) zone district pursuant to Rezone Petition No. 14-12 filed by Brian Lichterman, PA, Agent, and granted by Sarasota County on August 27, 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. 2014-055, attached hereto)

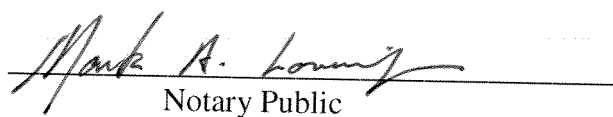

Tate Taylor, Operational Manager

**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 19th 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

August 29, 2014

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. 2014-055, which was filed in this office on August 29, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

ORDINANCE NO. 2014-055

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; 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:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 14-12, 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 RE-1 (Residential, Estate, 1 unit/2 acres) to OPI/PD (Office, Professional, & Institutional/Planned District) zone district for the following described property located in Sarasota County, Florida:

BOARD RECORDS
FILED FOR THE RECORDS
2014 AUG 29 AM 9:30
MAREN E. BUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

The legal description of said property in Sarasota County, Florida, being located at 2700 University Parkway and being more particularly described as follows:

The East 327.50 feet of the West 818.75 feet of the North 299.75 feet of the N.E. 1/4 of N.E. 1/4 of Section 5, Township 36 South, Range 18 East. LESS the North 33.0 feet thereof for road right of way.

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. Development shall take place in substantial compliance with the Development Concept Plan date stamped April 17, 2014, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. All development shall be consistent with the Conditions for Development Approval contained within the University Parkway Corridor Plan – West, No. 92-01-SP-West (Ordinance No. 96-076).
3. The developer/owner shall construct a thirty-foot-wide (30) cross access easement from the subject parcel's western boundary line to its eastern boundary line.
4. A Cultural Resource Assessment Survey shall be completed prior to Site and Development Approval.
5. The construction plans for the project shall include a six foot high wall along the rear property line. The wall shall maintain a uniform format to any previously constructed walls on this block.

02014-055

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 27th day of August, 2014.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Chair

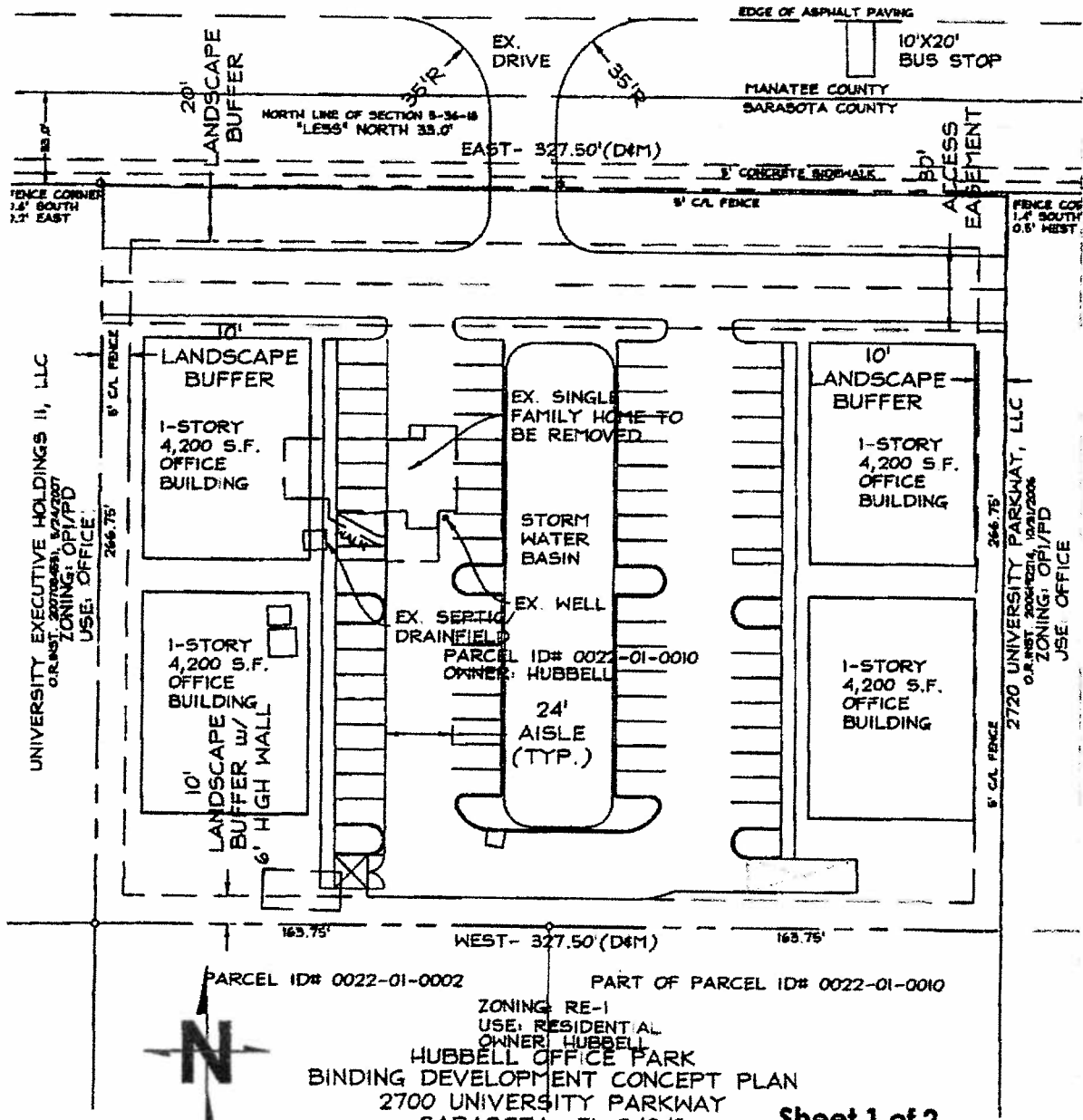
ATTEST:

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

IN SECTION 5, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA.

#2700 UNIVERSITY PARKWAY
PUBLIC RIGHT OF WAY



PARCEL ID# 0022-01-0002 PART OF PARCEL ID# 0022-01-0010
ZONING RE-1
USE: RESIDENTIAL
OWNER: HUBBELL
HUBBELL OFFICE PARK
BINDING DEVELOPMENT CONCEPT PLAN
2700 UNIVERSITY PARKWAY
SARASOTA, FL 34243

Sheet 1 of 2

SCALE: 1"=50'

CAVOLI Engineering, Inc.
Consulting Civil Engineers
Fl. Cert. of Auth. No. 6875
5824 Bee Ridge Road, Sarasota, FL 34233

(941) 927-3647
Fax: (941) 927-3646
email: cavolengineer@aol.com

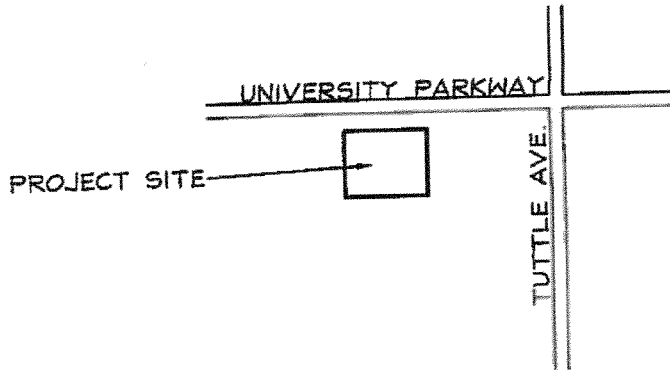
JOHN F CAVOLI, P.E.
FL REG. NO. 148692
4/14/14
DATE

02014-055

HUBBELL OFFICE PARK
BINDING DEVELOPMENT CONCEPT PLAN

SITE DATA SUMMARY:

1. PROPERTY ADDRESS: 2700 UNIVERSITY PARKWAY, SARASOTA, FL 34243
2. PARCEL ID NO.: 0022-01-0010
3. TOTAL REZONE SITE AREA: 87,120 SF OR 2.00 ACRES
4. FUTURE LAND USE PLAN: LIGHT OFFICE
5. EXISTING ZONING: RE-1 (RESIDENTIAL ESTATE, 1 DWELLING UNIT PER 2 ACRES)
6. PROPOSED REZONING: OPI/PD (OFFICE PROFESSIONAL INSTITUTIONAL/PLANNED DEVELOPMENT)
7. EXISTING USE: ONE SINGLE FAMILY HOME
8. PROPOSED USE: 16,800 SQ. FT. OFFICE PARK
9. REQUIRED PARKING: 1 SPACE PER 250 SF OFFICE - 68 SPACES
10. PROPOSED PARKING: 68 SPACES
11. FLOOD ZONE: X, AREA THAT IS DETERMINED TO BE OUTSIDE THE 500-YR FLOOD ZONE
12. APPROXIMATE NEW IMPERVIOUS COVERAGE:
BUILDING: 20%
PAVING: 50%
13. STORM WATER MANAGEMENT: 15%
14. OPEN SPACE: 30%
15. UTILITIES: WATER - SARASOTA COUNTY
SEWER - SARASOTA COUNTY
16. ADJACENT ZONING/LAND USE:
NORTH - MANATEE COUNTY/COMMERCIAL
SOUTH - RE-1/RESIDENTIAL
EAST - VACANT/OFFICE/OPI/PD
WEST - OFFICE/OPI/PD
17. ADJACENT ROADWAY: UNIVERSITY PARKWAY



VICINITY MAP
N.T.S.

LAND PLANNING BY:
VISION PLANNING & DESIGN
9579 KNIGHTSBRIDGE CIRCLE
SARASOTA, FL 34238
PHONE: 941-780-4199
EMAIL: BRIANL@VISIONPLANNINGI.COM

Sheet 2 of 2

CAVOLI Engineering, Inc.
Consulting Civil Engineers
Fl. Cert. of Auth. No. 8875
5824 Bee Ridge Road, Sarasota, FL 34233

(941) 927-3647
Fax: (941) 927-3646
email: cavoliengineer@aol.com

JOHN F CAVOLI, P.E.
FL REG. NO.: 48692
4/14/14
DATE

02014-055