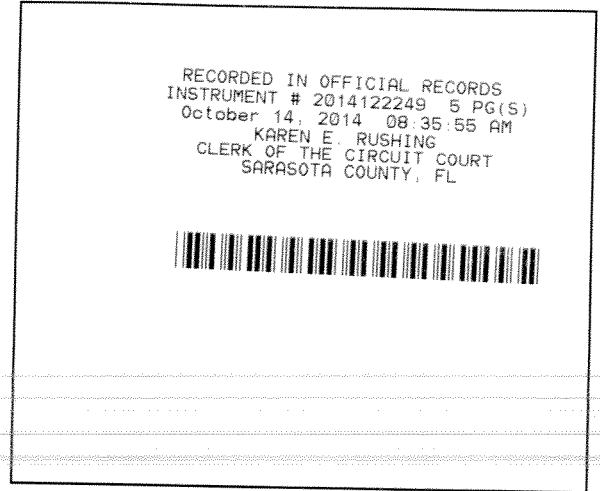


Please record and return to: (Via Inter-Office Mail)  
**Cynthia Spraggins, Administrative Specialist**  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

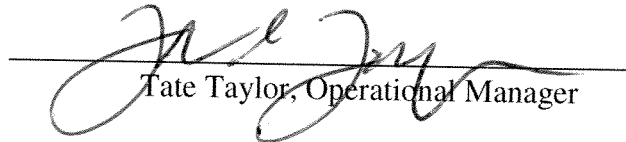
Customer ID# 5223  
Charge to: Planning Services  
Account# 51810000500489



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

The following property, located at 1409 East Manasota Beach Road in Sarasota County, Florida, owned by Dennis and Dianne Dahm, and described in Ordinance No. 2014-064 attached hereto, has been rezoned to an OPI (Office, Professional, and Institutional) zone district pursuant to Rezone Petition No. 14-19 filed by Sarasota County, Agent, and granted by Sarasota County on October 7, 2014 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

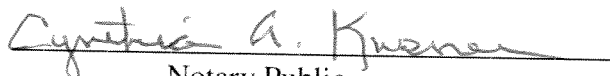
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2014-064, attached hereto)

  
Tate Taylor, Operational Manager

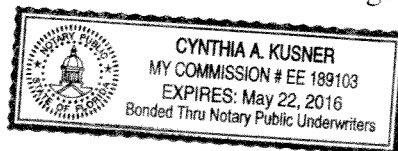
**STATE OF FLORIDA**  
**COUNTY OF SARASOTA**

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 10<sup>th</sup> day of October, 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

October 8, 2014

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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. 2014-064, which was filed in this office on October 8, 2014.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**ORDINANCE NO. 2014-064**

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.

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL  
2014 OCT -7 PM 8:04  
BOARD MATTER  
FILED FOR THE RECORD

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. 14-19, 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 OUE-2 (Open Use, Estate, 1 unit/2 acres) to OPI (Office, Professional, & Institutional) zone district for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being located at 1409 East Manasota Beach Road and being more particularly described as follows:

PARCEL 1:

LOTS 3 AND 4, ANDERSON SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 227, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND LOTS 1 AND 17, BLOCK A, MANASOTA ACRES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 100, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS RIGHT OF WAY FOR STATE ROAD 776, AS DESCRIBED IN FINAL JUDGEMENT RECORDED IN O.R. BOOK 2834, PAGE 1796, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 2:

LOT 2 , BLOCK A, MANASOTA ACRES, AS PER PLAT, THEREOF RECORDED IN PLAT BOOK 5, PAGE 100, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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 of the subject parcel shall be consistent with all applicable conditions of the S.R. 776 Corridor Plan (Ordinance No. 2003-049).
2. Access to the subject development on S.R. 776 shall be limited to right turn in/right turn out turning movements only. Access to S.R. 776 is subject to FDOT approval.
3. The Master Surface Water Management Plan shall be consistent with the Forked Creek Basin Master Plan.
4. No drive through lanes shall be permitted.

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 7th day of October, 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