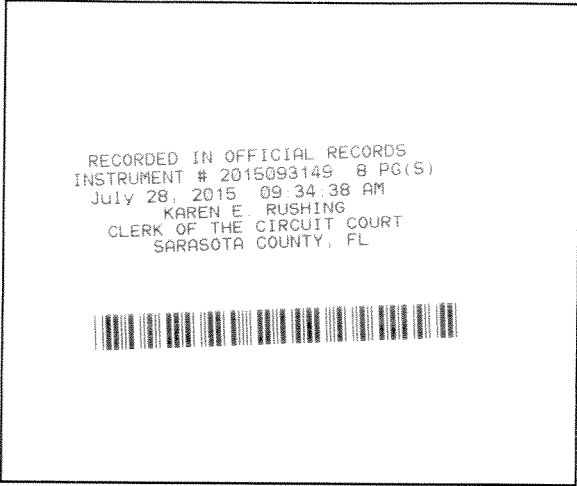


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

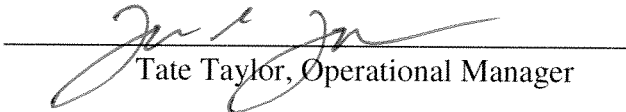
Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489



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

The following property, located at 1964 Marcia Street in Sarasota County, Florida, owned by Vantage Properties, LLC, and described in Ordinance No. 2015-046 attached hereto, has been rezoned to a CG (Commercial General) zone district pursuant to Rezone Petition No. 14-31 filed by Greg Roth, Agent, and granted by Sarasota County on July 8, 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. 2015-046 attached hereto)

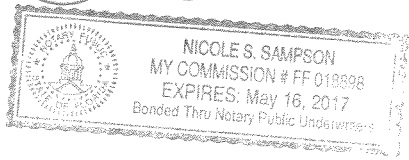

Tate Taylor, Operational Manager


**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 27th day of

 _____, 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 9, 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. 2015-046, which was filed in this office on July 9, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2015-046

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 FOR AN EFFECTIVE DATE.

BOARD RECORDS
FILED FOR THE RECORD
2015 JUL -9 PM 2:24
KAREN E. JENNINGS
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

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 Rezoning Petition No. 14-31, 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 Office Professional Institutional (OPI) to Commercial General) for the following described property located in Sarasota County, Florida:

A 0.63 ± ACRE AREA LOCATED SOUTH OF MARCIA STREET, WEST OF U.S. 41. MORE SPECIFICALLY THE PROPERTY LOCATED AT 1964 MARCIA STREET,

SARASOTA, FLORIDA. MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, FORMERLY IDENTIFIED AS LOTS 34, 36, 38, 40 AND 42, BLOCK B, NORTH VAMO, PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 92 AND 93, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THAT PORTION CONVEYED TO THE STATE OF FLORIDA BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 293, PAGE 488, PUBLIC RECORDS OF SARASOTA 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. The owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
2. All development shall comply with applicable conditions of the U.S. 41/Beneva Road Sector Plan (Ordinance No. 96-075).
3. The on-site wetland proposed for impacts shall be mitigated in accordance with the Land Development Regulations Environmental Technical Manual Section B. The Applicant shall submit a Wetland Mitigation, Maintenance, and Monitoring Plan to Resource Protection Services prior to any site and development plan application for the subject parcel. All off-site mitigation shall be within Sarasota County Boundaries, unless an interlocal agreement or other legal mechanism acceptable to the County exists that ensures the County can maintain compliance with these standards.
4. Exterior lighting not to exceed six feet in height on the site shall be directed only toward the subject site and away from adjacent properties and streets. Parking lot lighting shall be illuminated only during business hours except to the extent necessary to provide security for the site.

5. As part of the site and development plan submittal, the Marcia Street landscape buffer shall start south of the proposed right of way line and the retention pond shall be located a minimum of 10' from the property line.
6. The access to/from the subject parcel on Marcia Street shall be no closer than 90 feet to U.S. 41 (measured inside edge of access to U.S. 41 right-of-way line).
7. Connection to central sewer will be required (400 feet to the north). State and County utilities construction permits will be required.
8. A cross access connection to the parcel adjacent to the south shall be constructed prior to or concurrent with the development of the subject parcel.
9. There shall be a minimum of a 6 foot high fence constructed along the western boundary within the 15-foot wide buffer.
10. Development must be in conformance with the Development Concept Plan, attached as Exhibit A, dated June 4, 2015.

These stipulations superseded and replace the stipulations in Ordinance No. 2003-024 as to the property described in Section 2 above.

Section 4. Effective Date. This Ordinance shall take effect upon filing with the Department of State.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 8 day of July, 2015.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Carolyn G. Mann
Chair

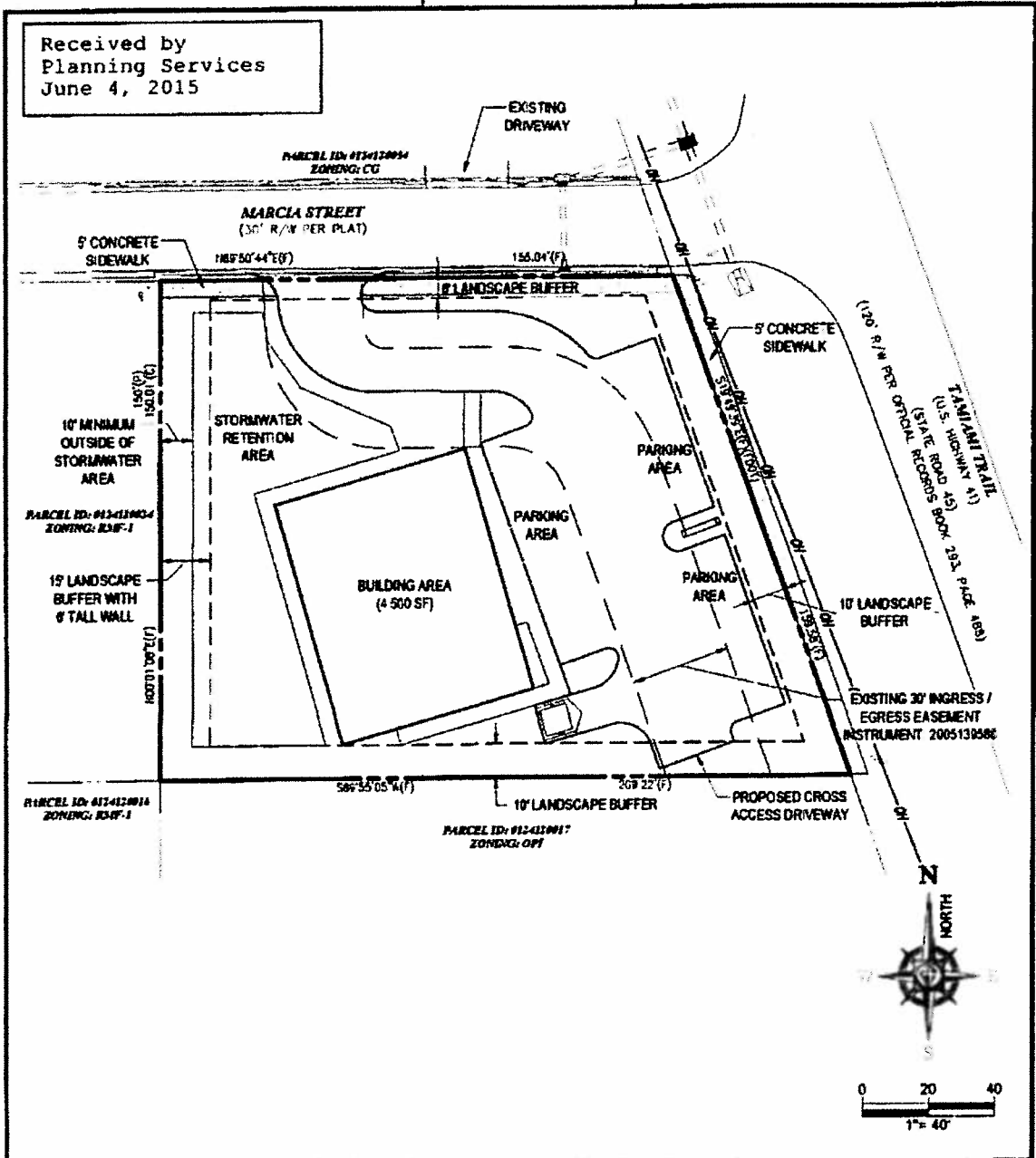
ATTEST:

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

EXHIBIT A

Received by
Planning Services
June 4, 2015



PROJECT NAME: 1964 MARCIA STREET REZONE REQUEST

PROJECT TITLE: BINDING DEVELOPMENT CONCEPT PLAN
Sheet 1 of 2

SCALE: 1" = 40'
DATE: 04/29/15
JOB #: CONCEPT
PROJECT NUMBER: FL1148809

BOHLER
ENGINEERING

3008 MONTGOMERY BLVD., SUITE 3008 TAMPA, FL 33604
PHONE (813) 812-4186 FAX: (813) 812-4181
FL REG. BUSINESS CERT. #12412994

02015-046

