

Please record and return to: (Via Inter-Office Mail)

Cynthia Spraggins, Administrative Specialist

Planning Services

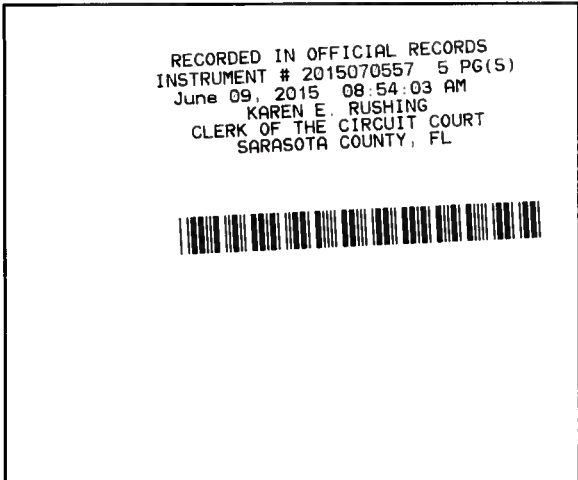
1660 Ringling Blvd., 1<sup>st</sup> Floor

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 west of Knights Trail Road, north of Rustic Road in Sarasota County, Florida, owned by Sarasota County, and described in Ordinance No. 2015-002 attached hereto, has been rezoned to a GU (Government Use) zone district pursuant to Rezone Petition No. 14-34 filed by Sarasota County, and granted by Sarasota County on February 10, 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. 2015-002, attached hereto)

  
Tate Taylor, Operational Manager

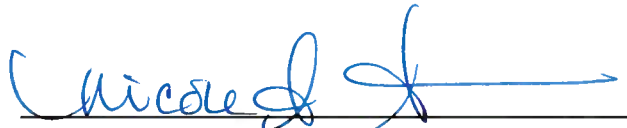
**STATE OF FLORIDA  
COUNTY OF SARASOTA**

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 09 day of

June, 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

February 13, 2015

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. 2015-002, which was filed in this office on February 12, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**ORDINANCE NO. 2015-002**

**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 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:**

- 1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 14-34, requesting rezoning of the property described herein.**
- 2. 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.**
- 3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.**
- 4. 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 OUC (Open Use, Conservation), OUR (Open Use, Rural) and GU (Government Use) with stipulations to GU with amended stipulations zone district for the following described property located in Sarasota County, Florida:**

FILED FOR THE  
2015 FEB 1 P 1 33  
KAREN M. MCGINLEY  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY FL

That part of Sections 16 and 17, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Section 17; thence run North 86°53'07"West along the South line of said Section 17 for a distance of 206.59 feet to a point on the Southeasterly line of Cowpen Slough, being a 180.00 foot Permanent Easement according to the instrument recorded in Official Records Book 0527, Page 0048 of the Public Records of Sarasota County, Florida; thence run North 55°54'30"East along said Southeasterly line for a distance of 1896.41 feet; thence run North 70°11'01"East for a distance of 604.14 feet; thence run South 33°46'42"East for a distance of 472.06 feet; thence run South 00°19'53"East for a distance of 401.66 feet; thence run South 37°20'54"East for a distance of 160.45 feet; thence run South 00°19'53"East for a distance of 372.13 feet to the intersection with the South line of said Section 16; thence run North 89°38'00"West along said South line for a distance of 2296.89 feet to the Point of Beginning.

Containing 1,863,938.10 square feet or 42.79 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. Use of the property shall be limited to Outdoor Recreation and Parks and Open Areas as defined in the Zoning Regulations.

The stipulations herein supersede the stipulations in Ordinances No. 90-54 and 98-11.

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 10 day of February, 2015.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

Carolyn J. 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