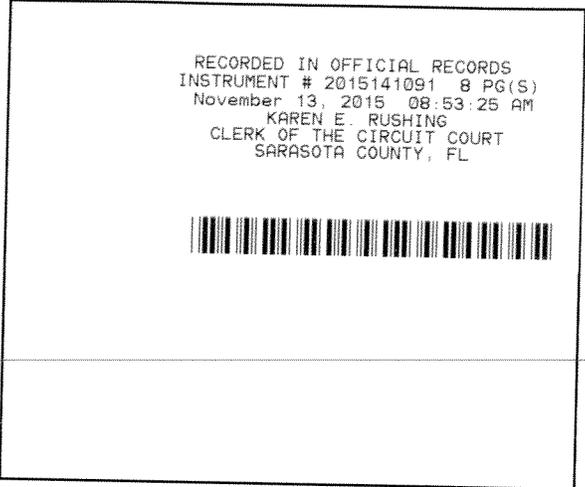


Please record and return to: (Via Inter-Office Mail)  
**Cynthia Spraggins, Administrative Specialist**  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

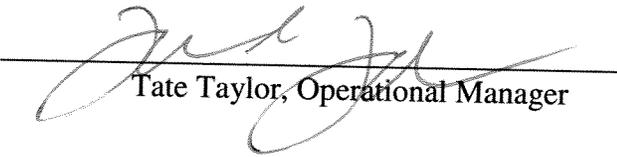
Customer ID# 5223  
Charge to: Planning Services  
Account# 51810000500489



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

The following property, located east of Sawyer Loop Road and south of Northridge Road in Sarasota County, Florida, owned by Wynnstay Hunt, Inc., and described in Ordinance No. 2015-027 attached hereto, has been rezoned to a PCD (Planned Commerce Development) zone district with amended stipulations, pursuant to Rezone Petition No. 14-36, filed by James Paulmann, Agent, and granted by Sarasota County on October 27, 2015, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

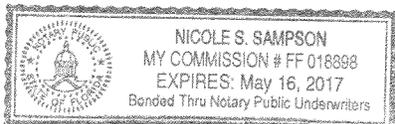
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2015-027, attached hereto)

  
Tate Taylor, Operational Manager

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

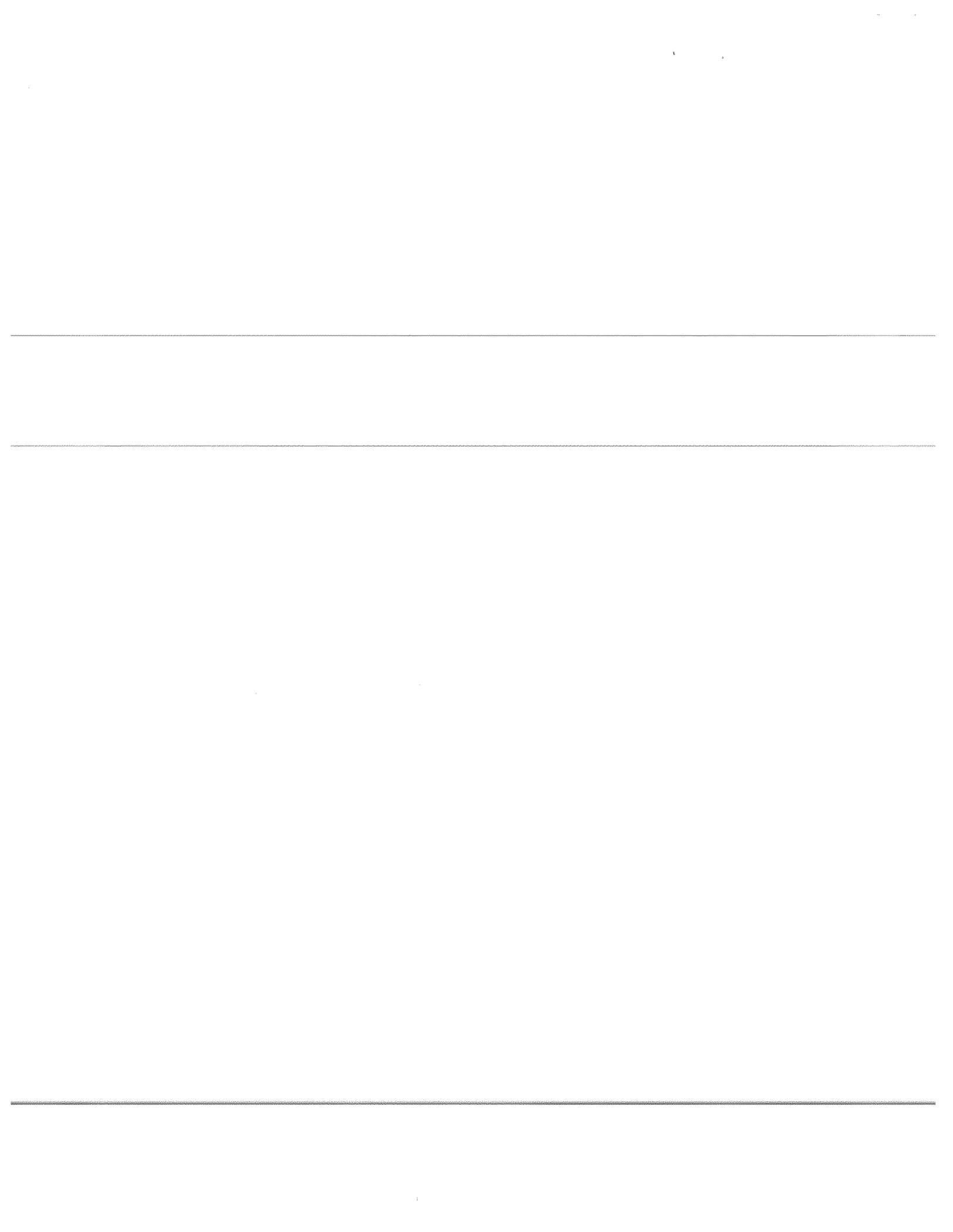
Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 10<sup>th</sup> day of November, 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

November 4, 2015

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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. 2015-027, which was filed in this office on November 4, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**ORDINANCE NO. 2015-027**

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.

BOARD RECORDS  
FILED FOR THE RECORD  
2015 NOV -4 AM 10:30  
KAREN 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:

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezone Petition No. 14-36, 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 for approximately 20 acres from PCD (Planned Commerce Development) zone district to PCD zone district with amended stipulations for the following described property located in Sarasota County, Florida:

A tract of land lying within Parcel B, Tract 501, Tract 502 and Tract 703 all of the plat of Palmer Park of Commerce as recorded in Plat Book 35, Pages 32 through 32E of the Public Records of Sarasota County, Florida and described as follows:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 501 (THE FOLLOWING TWO CALLS ARE ALONG THE EAST LINES OF SAID TRACT 501, TRACT 703 AND TRACT 502): (1) THENCE S.04°34'25"W., A DISTANCE OF 96.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,864.92 FEET AND A CENTRAL ANGLE OF 20°02'24"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,002.05 FEET; THENCE N.89°57'53"W., A DISTANCE OF 132.00 FEET; THENCE S.48°04'24"W., A DISTANCE OF 40.50 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.48°04'25"W., A RADIAL DISTANCE OF 149.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°49'46", A DISTANCE OF 156.11 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 309.50 FEET AND A CENTRAL ANGLE OF 19°10'58"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 103.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.50 FEET AND A CENTRAL ANGLE OF 32°34'19"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.62 FEET; THENCE N.88°22'00"W., A DISTANCE OF 207.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 140.50 FEET AND A CENTRAL ANGLE OF 91°12'57"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 79.50 FEET AND A CENTRAL ANGLE OF 45°57'06"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 340.50 FEET AND A CENTRAL ANGLE OF 15°28'29"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.96 FEET; THENCE N.27°37'40"W., A DISTANCE OF 23.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAWYER LOOP ROAD (TRACT 201 OF THE ABOVEMENTIONED PLAT OF PALMER PARK OF COMMERCE), ALSO BEING THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.49°03'27"W., A RADIAL DISTANCE OF 1,230.00 FEET (THE FOLLOWING TWO CALLS ARE ALONG SAID EAST RIGHT-OF-WAY LINE OF SAWYER LOOP ROAD): (1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°29'05", A DISTANCE OF 547.09 FEET; (2) THENCE N.15°27'28"E., A DISTANCE OF 436.48 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHRIDGE ROAD (TRACT 205 OF SAID PLAT OF PALMER PARK OF COMMERCE), ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (THE FOLLOWING FOUR CALLS ARE ALONG SAID NORTHRIDGE ROAD): (1) THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; (2) THENCE S.74°32'32"E., A DISTANCE OF 122.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 13°45'03"; (3) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.00 FEET; (4) THENCE S.88°17'35"E., A DISTANCE OF 268.03 FEET TO THE POINT OF BEGINNING.

**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:

**GENERAL**

1. All development shall occur in substantial accordance with the Development Concept Plan, date stamped October 28, 2015, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. All development on the subject parcel shall comply with the Master Development Order for Palmer Ranch and the Development Order for Palmer Ranch Increment IV, as may be amended.
3. Development of the subject parcel shall not exceed 240 total dwelling units.
4. The Master Surface Water Management Plan shall be consistent with the Little Sarasota Bay Basin Master Plan (Catfish Creek).
5. No residential buildings shall be located within 250 feet of the eastern parcel boundary. Additionally, the location of the buildings shall be consistent with the Development Concept Plan, date stamped October 28, 2015 and attached hereto as Exhibit "A."
6. The buffer along the eastern project boundary shall consist of the following:
  - a. A minimum 30' wide planting area, with a minimum 0.8 opacity, located west of the existing lake.
  - b. A 6' solid fence or 6' solid wall located west of the planting area.
7. The trash compactor shall be located no closer than 600 feet from the eastern parcel boundary.
8. The maximum height of the buildings within the subject parcel shall be 44' as measured from the finished floor elevation to the average height of the main roof.
9. There shall be no exterior lighting on the buildings above the first floor except as required by other regulations.

**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, or the effective date of Ordinance No. 2015-026, including final resolution of any appeals, whichever is later.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 27 day of October, 2015.

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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





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