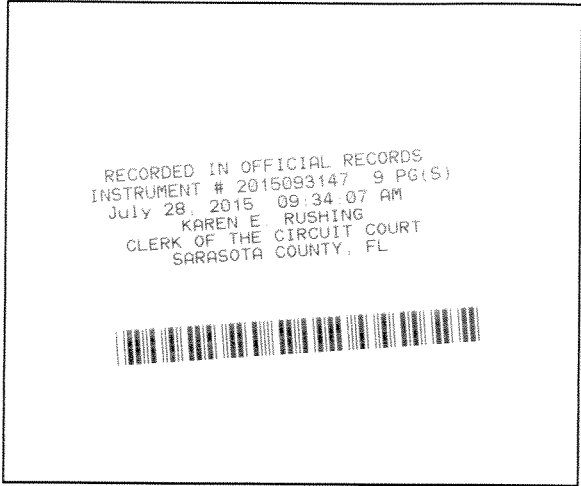


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

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 120 Bayview Lane in Sarasota County, Florida, owned by Sarasota Crew Inc, and described in Ordinance No. 2015-044 attached hereto, has been rezoned to a RMF-3/PUD (Residential, Multi-Family, 13 units/acre/Planned Unit Development) zone district pursuant to Rezone Petition No. 15-04 filed by Mike Bell, Agent, and granted by Sarasota County on July 7, 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. 2015-044 attached hereto)


Tate Taylor, Operational Manager

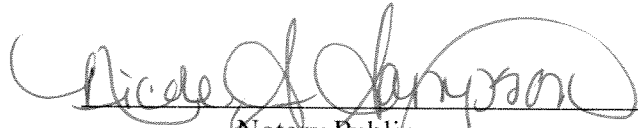
**STATE OF FLORIDA
COUNTY OF SARASOTA**

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

July, 2015.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS

100



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 10, 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. Andrea Greer, 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. 2015-044, which was filed in this office on July 10, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2015-044

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 RECORD
2015 JUL 10 PM 1:13
SARASOTA COUNTY FLORIDA
CLERK OF COUNTY COURT

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. 15-04, 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 RSF-1 (Residential, Single-Family, 2.5 units/acre) and RMF-1 (Residential, Multi-Family, 6 units/acre) to RMF-3/PUD (Residential, Multi-Family, 13 units/acre/Planned Unit Development) zone district for the following described property located in Sarasota County, Florida:

West of U.S. 41 and north of Bayview Lane, and being more particularly described as follows:

A PORTION OF LOTS 5, 6 AND 7, SARABAY ACRES, AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 62, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA , BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 6; THENCE ON THE NORTH LINE OF SAID LOT 6, WEST, 50.00' TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 41; THENCE CONTINUE ON SAID NORTH LINE, WEST, 220.87' FOR A POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S.09°38'54"E., 42.15'; THENCE S.10°38'52"E., 77.26'; THENCE S.11°38'54"E., 63.83' TO A POINT LYING 20.00' NORTH OF THE SOUTH LINE OF SAID LOT 7; THENCE ON A LINE 20' NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 7, WEST, 38.34'; THENCE NORTH, 180.00' TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE ON SAID SOUTH LINE, WEST, 710.2', MORE OR LESS, TO THE MEAN HIGH WATER LINE OF LITTLE SARASOTA BAY; THENCE LEAVING SAID SOUTH LINE, NORTHERLY, ALONG SAID MEAN HIGH WATER LINE, 113.7', MORE OR LESS, TO THE NORTH LINE OF SAID LOT 5; THENCE ON SAID NORTH LINE, EAST, 689.7', MORE OR LESS; THENCE LEAVING SAID NORTH LINE, S.08°38'53"E., 66.14'; THENCE S.09°38'54"E., 35.11' TO THE POINT OF BEGINNING, CONTAINING 74,155 SQUARE FEET, 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. Development shall take place in substantial accordance with the Development Concept Plan series, date-stamped Received April 30, 2015, and attached hereto as Exhibit "A", except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. Development of the properties shall be consistent with all applicable conditions of the Osprey Revitalization Plan (No. 98-01-SP), (Ordinance No. 99-079, as amended).
3. Prior to being granted approval for each phase of development, the owner shall submit a Utilities Master Plan identifying the location of a proposed County standard lift station, a summary of the current uses and Equivalent Dwelling Unit (EDU) calculations for the existing and proposed phase. Approval of a particular project phase is possible without the installation of a County standard lift station provided the proposed phase when viewed in context with any prior approvals complies with all the requirements set forth in the Land Development Code.
4. The landscape buffer along the eastern 400 feet of the southern parcel boundary along Bayview Lane shall be augmented with a minimum six foot high PVC fence.

Section 4. Modifications. Pursuant to Article 6.11.2.f of the Sarasota County Zoning Ordinance, the Board approves the following PUD modifications:

1. Perimeter Buffer: Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification to Section 7.8.2.c, is requested to reduce the southern perimeter buffer adjacent to the RSF-zoned parcels to the south from 15 to 10 feet and eliminate the perimeter buffer adjacent to the CG-zoned parcel to the east. The reduction of the southern perimeter buffer will not prohibit the installation of a 0.3 opacity buffer (2 canopy, 4 accent and 25 shrubs per 100 linear feet), and recognizes the existing 10' access easement which extends from Little Sarasota Bay on the west to U.S. 41 to the east. The CG-zoned parcel to the east is owned by the Sarasota Crew, Inc. and will contain parking for the Sarasota Crew activities.
2. Minimum Parcel Size for Commercial: Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations, a modification to Section 6.11.2.a is requested to permit a reduction in land required for commercial from 30 to 1.7 acres. The reduction in minimum parcel size will allow the sale and/or rental of kayaks, paddleboards and related watersport activities and services, which furthers the intent of the Planned Mixed Use/Commercial designation.

Section 5. 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 7th day of JULY, 2015.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

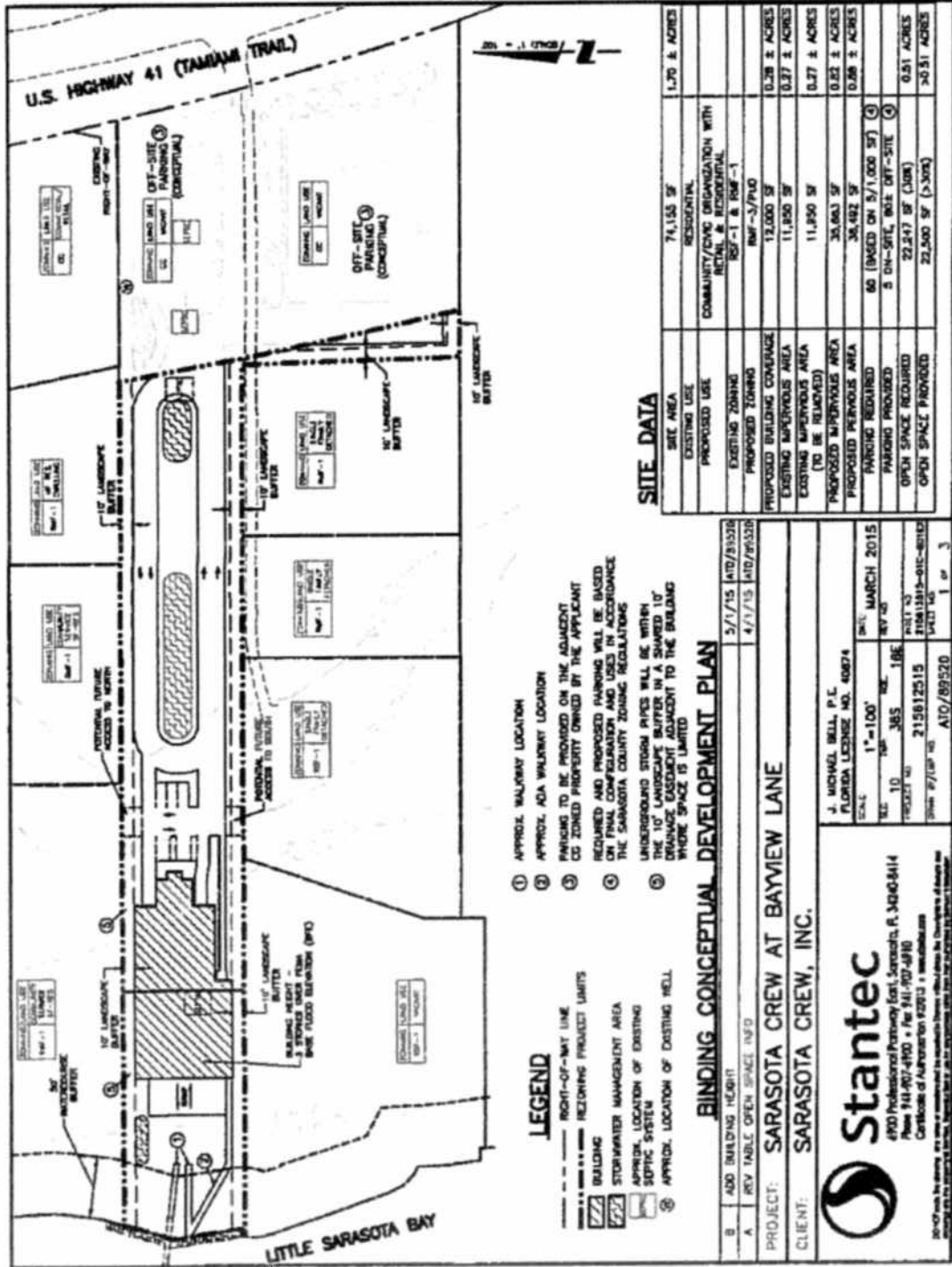

Carolyn J. Mason
Chair

ATTEST:

KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By: Charles Maloney
Deputy Clerk

EXHIBIT "A"
April 30, 2015



LEGEND

- ① APPROX. ADA WALKWAY LOCATION
- ② APPROX. ADA WALKWAY LOCATION
- ③ PARKING TO BE PROVIDED ON THE ADJACENT CG ZONED PROPERTY OWNED BY THE APPLICANT
- ④ REQUIRED AND PROPOSED PARKING WILL BE BASED ON FINAL COMPENSATION AND USES IN ACCORDANCE WITH THE SARASOTA COUNTY ZONING REGULATIONS
- ⑤ UNDERGROUND STORM PIPES WILL BE WITHIN THE 10' LANDSCAPE BUFFER AND THE 10' DRAINAGE EASMENT ADJACENT TO THE BUILDING WHERE SPACE IS LIMITED
- RIGHT-OF-WAY LINE
- EXISTING PROJECT LIMITS
- ▨ BUILDING
- ▨ STORMWATER MANAGEMENT AREA
- ▨ APPROX. LOCATION OF EXISTING SEPTIC SYSTEM
- ⊙ APPROX. LOCATION OF EXISTING WELL

BINDING CONCEPTUAL DEVELOPMENT PLAN

B	ADD BUILDING HEIGHT	5/1/15	ATD/BS328
A	REV TABLE OPEN SPACE INFO	4/1/15	ATD/BS328
PROJECT: SARASOTA CREW AT BAYMEOW LANE			
CLIENT: SARASOTA CREW, INC.			

Stantec
 4700 Professional Parkway East, Sarasota, FL 34240-6414
 Phone 941-907-4900 • Fax 941-907-4910
 Certificate of Accreditation #2013 • www.stantec.com

J. MICHAEL BELL, P.L.
 FLORIDA LICENSE NO. 00874
 SCALE: 1"=100'
 REC: 10 SEP 2015
 PROJECT NO: 215612515
 SHEET: 2/120 TOTAL: 100
 DATE: 4/1/15
 ATD/BS328

DATE: MARCH 2015
 REV: 01
 FILED IN: 215612515-010-REV10
 1 OF 3

SITE DATA

SITE AREA	74,155 SF	1.70 ± ACRES
EXISTING USE	RESIDENTIAL	
PROPOSED USE	COMMUNITY/CLUB ORGANIZATION WITH RETAIL & RESIDENTIAL	
EXISTING ZONING	RSF-1 & RSF-1	
PROPOSED ZONING	RSF-2/PLD	
PROPOSED BUILDING COVERAGE	12,000 SF	0.28 ± ACRES
EXISTING IMPERVIOUS AREA	11,850 SF	0.27 ± ACRES
EXISTING IMPERVIOUS AREA (TO BE RELINQUISHED)	11,950 SF	0.27 ± ACRES
PROPOSED IMPERVIOUS AREA	30,663 SF	0.68 ± ACRES
PARKING REQUIRED	60 (BASED ON 5/1,000 SF) ④	
PARKING PROVIDED	5 ON-SITE, 55 OFF-SITE ④	
OPEN SPACE REQUIRED	22,247 SF (30%)	0.51 ACRES
OPEN SPACE PROVIDED	22,500 SF (>30%)	>0.51 ACRES

02015-044


EXHIBIT "A"
April 30, 2015

Pursuant to section 6.11.2.c of the Sarasota County Zoning Regulations, the subject parcel will contain boat storage, office, exercise/training facilities, recreation areas, meeting rooms, and group living facilities (not to exceed 13 units per acre). The maximum density of the parcel limits the total number of dwelling units to 22. Pursuant to section 5.3.2.c of the Sarasota County Zoning Regulations and the calculation of dwelling units based upon kitchen access and common dining areas, the maximum number of beds allowed will be 88. The parcel will also contain 5000 sq. ft. of related CN commercial uses within the building.

Modifications Pursuant to Section 6.11.2.f of the Sarasota County Zoning Regulations Allowing Modifications to the Sarasota County Zoning Regulations:

1. Section 6.11.2.a to permit a reduction in land required for commercial from 30 to 1.7 acres, to permit the development of 5,000 square feet of waterfront related commercial uses.
2. Section 7.8.2.c, to reduce the southern perimeter buffer adjacent to RSF-zoned parcels from 15 to 10 feet and eliminate the perimeter buffer adjacent to CG-zoned parcel to the east.

BINDING CONCEPTUAL DEVELOPMENT PLAN

B	REV NOTES	5/1/15	ATD/BS520
A	REV NOTES	4/1/15	ATD/BS320
PROJECT: SARASOTA CREW AT BAYVIEW LANE			
CLIENT: SARASOTA CREW, INC.			
 stantec 6700 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-8900 • Fax 941-907-4910 Copyright © 2015 Stantec, Inc. All rights reserved.		J. MICHAEL BELL, P.E. FLORIDA LICENSE NO. 40874 SCALE: 1"=100' DATE: MARCH 2015 SHEET NO. 215612515 PROJECT NO. 215612515 SHEET 2 OF 3	

02015-044

EXHIBIT "A"
April 30, 2015

