

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016009460 8 PG(S)
January 27, 2016 09:03:45 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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

Cynthia Spraggins, Administrative Specialist

Planning Services

1660 Ringling Blvd., 1st Floor

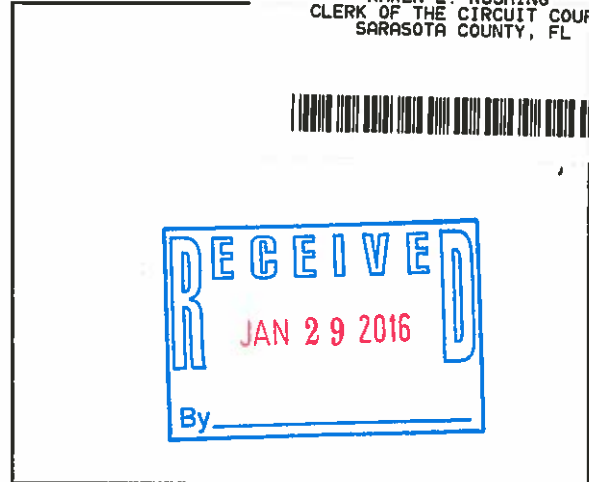
Sarasota, FL 34236

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 2821 Proctor Road in Sarasota County, Florida, owned by John Hirsch, and described in Ordinance No. 2015-083 attached hereto, has been rezoned to a OPI (Office, Professional, and Institutional) zone district pursuant to Rezone Petition No. 15-08 filed by Bruce E. Franklin, Agent, and granted by Sarasota County on January 13, 2016, 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. 2015-083, attached hereto)

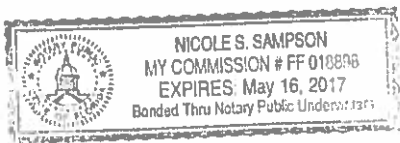

Tate Taylor, Operational Manager

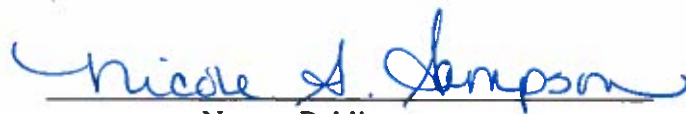
**STATE OF FLORIDA
COUNTY OF SARASOTA**

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 26th day of

January, 2016.




Notary Public
State of Florida at Large

This instrument prepared by:
CMS



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

January 15, 2016

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. 2015-083, which was filed in this office on January 15, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2015-083

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 RECORD
FILED FOR THE R. CODE
2015 JAN 15 AM 8:23

KAREN E. 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 Rezoning Petition No. 15-08, 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 CN (Commercial, Neighborhood) to OPI (Office, Professional, and Institutional) for the following described property located in Sarasota County, Florida:

2821 Proctor Road, Sarasota, Florida, and being more particularly described as follows:

A PORTION OF LOT 8, BLOCK 3, SARASOTA-VENICE COMPANY'S SUBDIVISION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND ALSO RECORDED IN PLAT BOOK A, PAGES 13 AND 75, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PROCTOR ROAD (PUBLIC R/W, WIDTH VARIES), WITH THE EAST LINE OF SAID LOT 8, BLOCK 3; THENCE, LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID PROCTOR ROAD, S. 84°09'22"W, 200.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S. 84°09'22"W, 174.43 FEET; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, N 06°05'33"W, 630.63 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF LOT 8, BLOCK 3; THENCE ALONG SAID NORTH LINE OF LOT 8 N. 84°49'39"E, 173.82 FEET; THENCE LEAVING SAID NORTH LINE OF LOT 8 S. 06°05'33"E, 629.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5 ACRES, MORE OR LESS.

LESS THE SOUTHERLY 375' OF THE ABOVE DESCRIBED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 8, BLOCK 3, SARASOTA-VENICE COMPANY'S SUBDIVISION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND ALSO RECORDED IN PLAT BOOK A, PAGES 13 AND 75, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PROCTOR ROAD (PUBLIC R/W, WIDTH VARIES), WITH THE EAST LINE OF SAID LOT 8, BLOCK 3; THENCE, LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID PROCTOR ROAD, S. 84°09'22"W, 200.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S. 84°09'22"W, 174.43 FEET; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, N.

06°05'33"W, 375.00 FEET; THENCE N. 84°09'22"E, 174.07 FEET; THENCE S. 06°08'52"E, 375.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5 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. Development shall take place in substantial compliance with the Development Concept Plan date stamped November 12, 2015, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.

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 13 day of January, 2016.

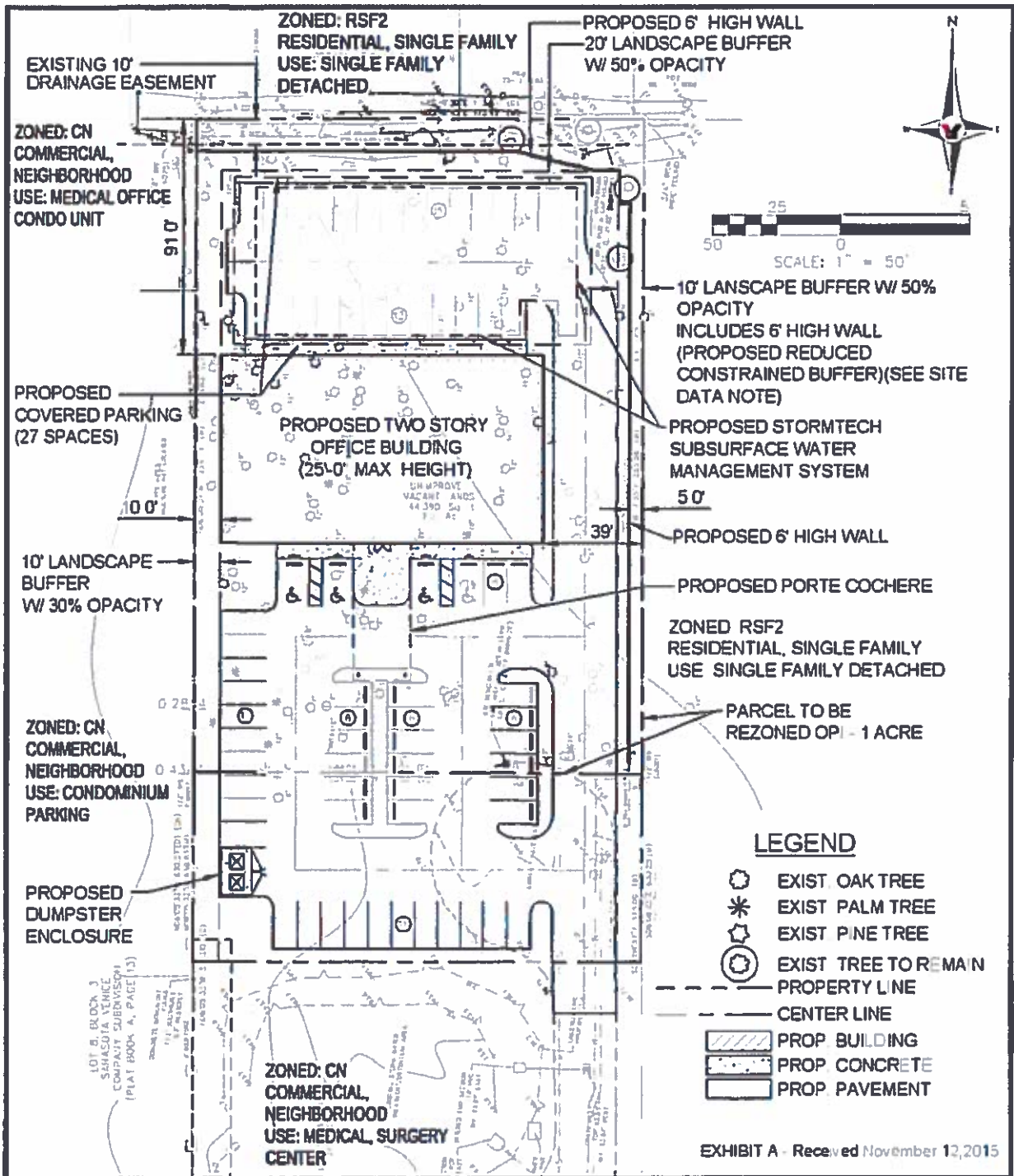
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


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



PREPARED FOR:

ZHL INC.
P.O. BOX 120983
CLERMONT, FLORIDA 34712

REV#	DATE	DESCRIPTION
1	11/11/2015	RELOCATE DUMPSTER, RELOCATE DETAILS
2	11/11/2015	ADD WALL ALONG TCR IN PROPERTY LINE AND
3	11/11/2015	ADD UNDERGROUND STORMWATER SYSTEM

REV#	DATE	DESCRIPTION
DESIGN	11/11/2015	11/8/15
DRAWN	11/11/2015	10/8/15
CHECKED	11/11/2015	11/2/15
QUALITY CHK		
SCALE	1"=50'	

PROTOR ROAD MEDICAL OFFICE BUILDING DEVELOPMENT CONCEPT PLAN (BINDING)

SECTION 4, TOWNSHIP 37 S., RANGE 18 E.

George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105, BRADENTON, FLORIDA 34211
PHONE (841) 747-2881 FAX (841) 747-7234
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITY
CANNESVILLE-LAKELAND-BLANCHARD-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA

BARON H. SPURZ & P.E. No. 24470

DATE

BY	DATE	DESCRIPTION
REVISED		

JOB NO
14001200LC

SHEET NO
C1

FILE: E:\PROJ-CT\ENR\2014\14-0012-00-LC\Draw\ExhibitA\14001200LC-C1-DCP-3.dwg
PLOTED: 1/11/2015 12:21 PM
LOC: W:\tbls_Pete


0 2015-083

SITE DATA

- 1 SITE AREA 43,868 SF = 1.0 AC
- 2 EXISTING USE VACANT
- 3 EXISTING ZONING CN (COMMERCIAL, NEIGHBORHOOD)
- 4 PROPOSED USE MEDICAL OFFICE BUILDING
- 5 PROPOSED ZONING OPI (OFFICE, PROFESSIONAL AND INSTITUTIONAL)
- 6 PROPOSED OPEN SPACE 10,229 SF = 0.23 AC = 23% (REQUIRED N/A)
- 7 PROPOSED GROSS LEASABLE AREA: 18,000 SF
- 8 PROPOSED IMPERVIOUS AREA 32,329 SF = 0.74 AC = 74%
- 9 PROPOSED PERVIOUS AREA 11,539 SF = 0.26 AC = 26%
- 10 REQUIRED PARKING 72 SPACES
(PROPOSED BUILDING SF 18,000 @ 1/250 = 72)
- 11 PROPOSED PARKING 72 SPACES (INCLUDING 4 ACCESSIBLE SPACES)
- 12 LANDSCAPE BUFFERS
 - NORTH PROPERTY BOUNDARY
WHERE OPI ZONED PROPERTY ABUTS RSF ZONED PROPERTY:
A 20 FOOT WIDE BUFFER WITH A 50 PERCENT OPACITY IS REQUIRED.
A 20 FOOT WIDE BUFFER AND A 6 FOOT HIGH WALL IS PROPOSED.
 - WEST PROPERTY BOUNDARY
WHERE OPI ZONED PROPERTY ABUTS CN ZONED PROPERTY:
A 10 FOOT WIDE BUFFER WITH A 30 PERCENT OPACITY IS REQUIRED.
A 10 FOOT WIDE BUFFER IS PROPOSED.
 - EAST PROPERTY BOUNDARY
WHERE OPI ZONED PROPERTY ABUTS RSF ZONED PROPERTY
A 20 FOOT WIDE BUFFER WITH A 50 PERCENT OPACITY IS REQUIRED. THE BUFFER
CAN BE REDUCED TO 15 FEET WITH A 6 FOOT TALL WALL
A 10 FOOT WIDE BUFFER WITH A 6 FOOT TALL WALL IS PROPOSED
THIS BUFFER HAS BEEN REDUCED THROUGH THE CONSTRAINED SITE CRITERIA
PER ZONING ORDINANCE SECTION 7 3 9 REQUIRED LANDSCAPE BUFFER EXCEED
10 PERCENT OF THE OVERALL SITE
- SITE AREA = 43,868 SF (1.0 AC)
REQUIRED LANDSCAPE BUFFERS = 10,446 SF (24 AC) = 24% OF OVERALL SITE
PROPOSED LANDSCAPE BUFFERS = 8,121 SF (19 AC) = 19% OF OVERALL SITE
REQUIRED LANDSCAPE BUFFER ALONG EASTERLY PROPERTY BOUNDARY =
4,628 SF (11 AC) = 11%
PROPOSED LANDSCAPE BUFFER ALONG EASTERLY PROPERTY BOUNDARY =
2,304 SF (05 AC) = 5%
- SOUTH PROPERTY BOUNDARY
NO LANDSCAPE BUFFER IS REQUIRED
13. THERE ARE NO WETLANDS LOCATED ON THE SITE
- 14 PER MARK McCLINTOCK OF SARASOTA COUNTY TREE PROTECTION
"NO GRAND TREES EXIST ON SITE"

EXHIBIT A - Received November 12, 2015

PREPARED FOR: ZHL INC. P.O. BOX 120963 CLERMONT, FLORIDA 34712		PROTOR ROAD MEDICAL OFFICE BUILDING SITE DATA SECTION 4 TOWNSHIP 37 S., RANGE 18 E.		BY PH	DATE 10/14/15	REVISION 1	DESCRIPTION REV OPEN SPACE, PERVIOUS AND IMPERVIOUS SITE AREAS
DESIGN	MICHELS	DATE					
		3/21/15					
CHECKED	SPURGE	DATE					
		3/31/15					
RUNNY CHK			BARRON H. SPURGE & P.E. No. 24470				
SCALE	1"=50'		DATE				



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JOB NO.
14001200LC
 SHEET NO.
C2

FILE: E:\PROJECT\EMP\2016\14-0012-00-1C\Draw\E-naha\14001200LC-C2-CN.dwg
 LDCIN: Kckaha, Pat
 PLOTTED: 11/11/2015 12:21 PM

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