

6
Please record and return to: (Via Inter-Office Mail)

Cynthia Spraggins, Administrative Specialist

✓ Planning Services

1660 Ringling Blvd., 1st Floor

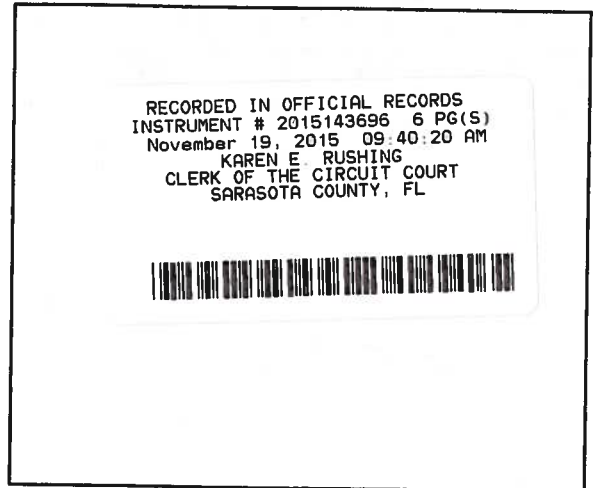
Sarasota, FL 34236

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 8276 Ibis Street, in Sarasota County, Florida, owned by Bispham Family Limited Partnership, and described in Ordinance No. 2015-071 attached hereto, has been rezoned to a RE-1/CS (Residential, Estate, 1unit/2acres/Conservation Subdivision) zone district pursuant to Rezone Petition No. 15-13 filed by Robert J. Medred, Agent, and granted by Sarasota County on November 10, 2015, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

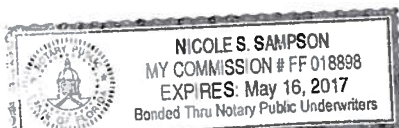
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2015-071, attached hereto)


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 17th 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 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: 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. 2015-071, which was filed in this office on November 13, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2015-071

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 RECORDS
2015 NOV 13 PM 3:02

CLERK OF THE CIRCUIT COURT
KARLA PUSING
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. 15-13, 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 OUE-1 (Open Use, Estate, 1 unit/5 acres) to RE-1/CS (Residential, Estate, 1 unit/2 acres/ Conservation Subdivision) zone district for the following described property located in Sarasota County, Florida:

8276 Ibis Street, Sarasota, and being more particularly described as follows:

Situated in Section 30, Township 37 South, Range 19 East, Sarasota County, Florida and being a tract of land more particularly described as follows:

Commence at the northeast corner of said Section 30; Thence along the northerly line of said section, South 88°56'08" West 25.00 feet to the westerly right-of-way line of Ibis Street (50-foot public right-of-way as described in Official Records Book 62, Page 432, Public Records of Sarasota County, Florida) for a Point-of-Beginning;

Thence continue along the northerly line of said Section 30, South 88°56'08" West 4710.20 feet to the northwest corner of said Section 30; Thence along the westerly line of Northwest Quarter of said Section 30, South 01°14'37" West 2637.36 feet to the southwest corner of the Northwest Quarter of Section 30, Thence along the westerly line of the Southwest Quarter of said Section 30, South 01°14'56" West 2640.96 feet to the southwest corner of Section 30; Thence along the southerly line of Section 30, South 89°54'31" East 4885.14 feet to the westerly right-of-way line of Ibis Street (Official Records Book 62, Page 432); Thence along said line North 00°37'39" East 667.90 feet to the southerly line of the north half of the Southeast Quarter of the Southeast Quarter of said Section 30; Thence along said southerly line, South 89°59'54" West 1302.43 feet to the easterly line of the west half of the Southeast Quarter of Section 30; Thence along said line, North 00°00'36" West 1331.51 feet to the southerly line of the premises described in Official Records Book 1924, Page 527, Public Records of Sarasota County, Florida; Thence along the said southerly line of South 89°48'54" West 112.27 feet to the westerly line of said premises described in Official Records Book 1924, Page 527; Thence along said westerly line, North 00°00'36" West 665.58 feet to the northerly line of the Southeast Quarter of said Section 30; Thence along said northerly line, North 89°43'30" East 1437.00 feet to the westerly right-of-way line of Ibis Street; Thence along said right-of-way line North 01°54'47" West 105.00 feet to the southeast corner of that parcel of land described in Official Records Instrument #2005225940, Public Records of Sarasota County, Florida; Thence along the southerly line of said parcel, South 88°19'52" West 698.36 feet to the southwest corner of that said parcel; Thence along the westerly line of said parcel, North 01°40'49" West 634.74 feet to the northwest corner of said parcel; Thence along the northerly line of said parcel, North 88°09'48" East 695.78 feet to the westerly right-of-way line of Ibis Street; and Thence along said right-of-way line, North 01°54'47" West 1960.84 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:

1. Improvements to restore the intersection of Ibis Street and Clark Road to the adopted Level of Service are required. Prior to Construction Plan Authorization, the developer shall demonstrate that the intersection has available facility capacity consistent with the Concurrency

Management Regulations (Chapter 94, Article VII, Exhibit A, Sarasota County Code), or obtain County approval of a proportionate share mitigation agreement for the required improvements, consistent with Subsection 163.3180(5), Florida Statutes.

2. Prior to or concurrent with development of the subject parcel, the owner shall construct a southbound to westbound right turn lane at the northernmost driveway. The improvement shall be included in the construction plans for the development.
3. Prior to or concurrent with development of the subject parcel, the owner shall construct a southbound to westbound right turn taper at the southernmost driveway. The improvement shall be included in the construction plans for the development.
4. The Master Surface Water Management Plan shall be consistent with the South Creek Basin Master Plan.
5. Prior to being granted Site Plan approval for the first phase of development, the owner shall submit a Utilities Master Plan and hydraulic models for the entire development signed and sealed by a registered professional engineer identifying the infrastructure required to connect the development to Sarasota County Public Utilities Water, Wastewater and Reclaimed Water systems. The Master Plan will include a Water Quality Plan that demonstrates how the potable water system expansion will maintain compliance with applicable drinking water quality standards; a Lift Station Optimization Plan evaluating system impacts for the entire development; an Irrigation Plan identifying the infrastructure required to supply the sites storage ponds with reclaimed water; and identification of any off-site improvements required.
6. The owner shall enter into a Utility Agreement with Sarasota County prior to receiving Construction Authorization for any portion of development. The Utility Agreement shall outline any County contribution for the oversize of potable water, wastewater collection or reclaimed water extensions. The owner is required to extend a 12-inch minimum potable water line from Clark Road along the full frontage of Ibis Street to serve the development.
7. The owner shall operate, manage, and maintain a community wide irrigation system under a single entity or master association. Through its master covenants or deed restrictions development shall enforce provisions to preclude the installation and use of individual irrigation wells and employ conservation strategies including but not limited to, metering, managing supplies to limit impacts to groundwater, enforce watering schedules, monitor use, and implement best management practices to reduce irrigation demands. Community wells may be used only as a backup supply for irrigation if reclaimed water or surface water is unavailable.
8. No residences shall be closer than 500 feet from the north property boundary.

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

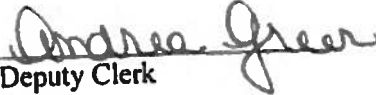
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 10 day of November, 2015.

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

