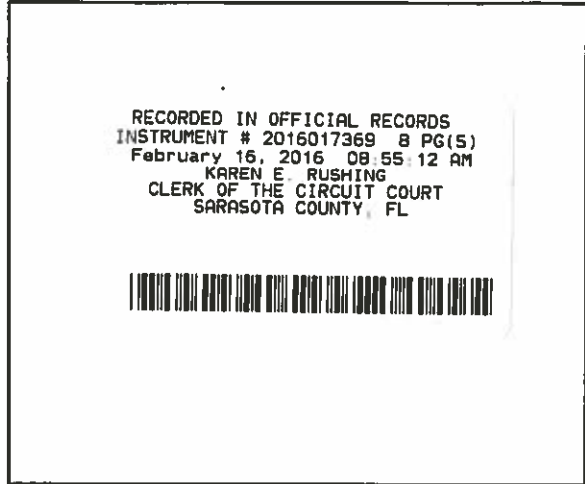


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services

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 the southwest corner of Honore Ave and University Parkway in Sarasota County, Florida, owned by JDL Development LLC, and described in Ordinance No. 2015-091 attached hereto, has been rezoned to a CG (Commercial, General) with amended stipulations, zone district pursuant to Rezone Petition No. 15-14 filed by Robert J. Medred, Agent, and granted by Sarasota County on January 26, 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. 2015-091 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 12 day of February, 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

February 1, 2016

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, Deputy Clerk

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. 2015-091, which was filed in this office on February 1, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2015-091

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
2016 FEB -1 AM 9:23

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. 15-14, 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 CG (Commercial, General) with stipulations to CG with amended stipulations for the following described property located in Sarasota County, Florida:

5901 Honore Avenue, Sarasota, Florida, and being more particularly described as follows:

02015-091

UNITS C, D, AND E OF HONORE BUSINESS PARK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NUMBER 2008063647, AND ALL EXHIBITS AND AMENDMENTS THEREOF AND RECORDED IN CONDOMINIUM PLAT BOOK 41, PAGE 31, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THAT PART CONVEYED TO SARASOTA COUNTY BY DEED RECORDED IN INSTRUMENT NUMBER 2009001091, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH:

LOT 3, SARASOTA GARDENS, AS PER PLAT THEREOF IN PLAT BOOK 2, PAGE 107, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NE 1/4 AND THE WEST 1/2 OF THE SE 1/4, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 18 EAST; LESS AND EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1311, PAGE 1377, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND

TOGETHER WITH THAT PORTION OF THE WEST 1/2 OF THE UNNAMED ROAD RIGHT OF WAY, ADJACENT TO SAID LOT 3 ON THE EAST, AS VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1883, PAGE 1286, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND

TOGETHER WITH A PORTION OF THE EAST 1/2 OF THE UNNAMED ROAD RIGHT OF WAY, ADJACENT TO SAID LOT 3 ON THE WEST, SAID PORTION BEING RECITED IN AND VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS INSTRUMENT #2006041801, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 August 3, 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 shall be in compliance with conditions for development approval found within the University Parkway Corridor Plan - East, No. 92-01-SP-East, Ord. No. 2001-027.

3. There shall be no direct vehicular access to University Parkway unless the University Parkway Inter-Local Agreement is amended to allow it. If allowed access to University Parkway shall be permitted as shown on the binding Development Concept Plan date stamped August 3, 2015.
4. Prior to or concurrent with the development of the subject parcel, the Owner shall construct a signal at the intersection of Honore Avenue and Integracllick Driveway and coordinate the signal timing with that of Honore Avenue and Desoto Road. The signal system shall be compatible with the Sarasota County's Advanced Traffic Management System (ATMS) infrastructure.
5. A minimum 20 foot landscape buffer shall be provided along that portion of the western boundary of the subject parcel that is south of the "Cross Access Easement" connection shown on the Development Concept Plan date stamped August 3, 2015. This buffer shall be a minimum 0.7 opacity, and shall include an 8 foot wall connecting to and matching in height and construction the existing wall located along the western boundary of the lands to the south. In addition a row of southern red cedar trees shall be planted on the west side of the wall (the trees shall be a minimum of 8 feet tall at time of planting and planted 8 feet apart). The southern red cedars may be planted within the 50 foot unimproved, vacated right-of-way. No certificate of occupancy shall be issued for the subject parcel until the western boundary landscape buffer plantings and wall, in addition to the planted row of cedars west of the wall has been completed.

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 26th day of JANUARY, 2016.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

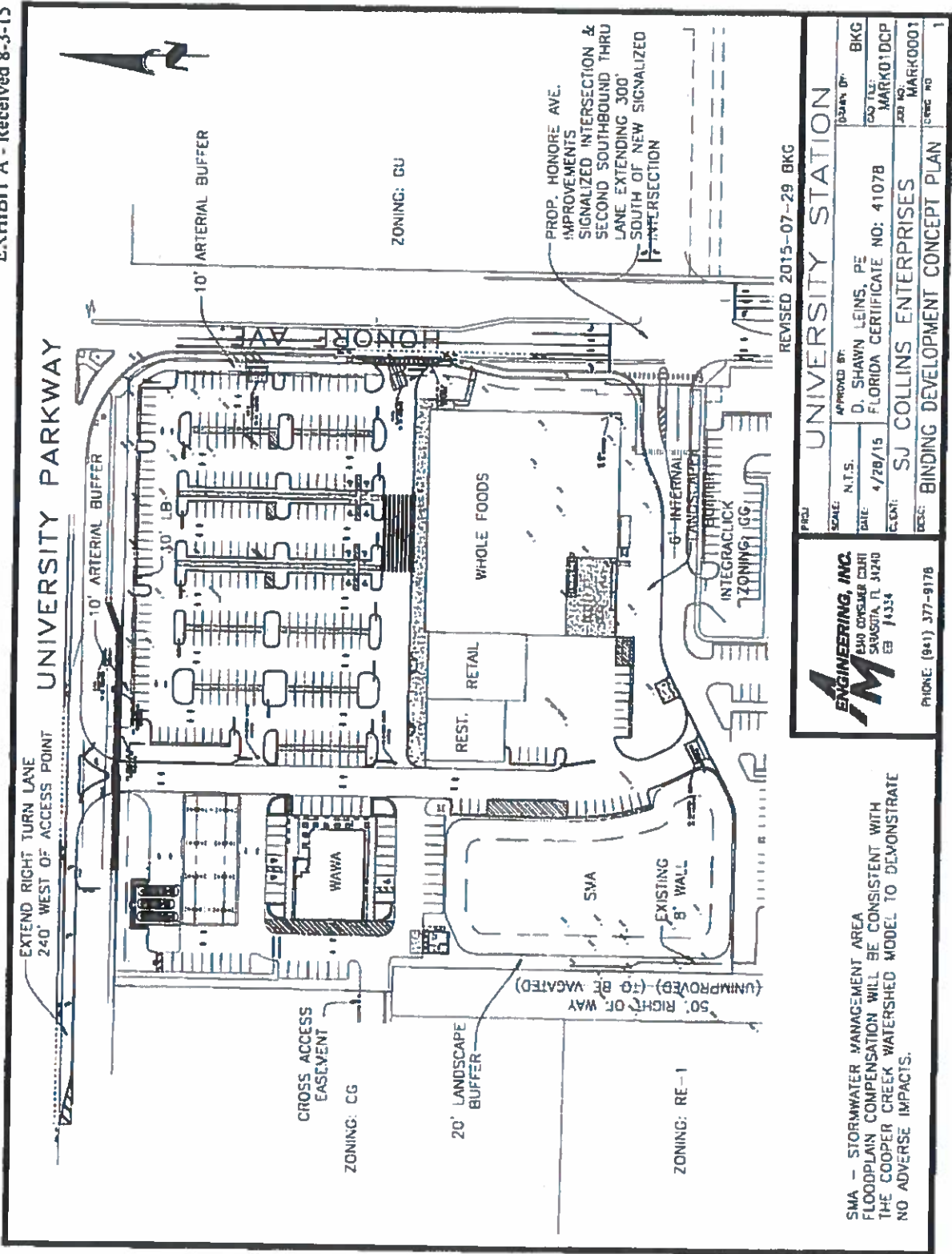

Chair

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



SCALE: N.T.S.	APPROVED BY: D. SHAWN LEINS, PE	ISSUE NO. BKG
DATE: 4/28/15	FLORIDA CERTIFICATE NO: 41078	DAY FILE: MARK01DCP
CLIENT: SJ COLLINS ENTERPRISES	ADD NO. MARK0001	DATE: 1
PROJECT: UNIVERSITY STATION	PROJECT NO. BKG0001	DATE: 1
DESCRIPTION: BINDING DEVELOPMENT CONCEPT PLAN		


ENGINEERING, INC.
 1510 COOPER CREEK
 SAVANNAH, GA 31740
 EB 1433A
 PHONE: (941) 377-9178

SMA - STORMWATER MANAGEMENT AREA
 FLOODPLAIN COMPENSATION WILL BE CONSISTENT WITH
 THE COOPER CREEK WATERSHED MODEL TO DEMONSTRATE
 NO ADVERSE IMPACTS.

SITE DATA:

- 1. PARCEL SIZE: 8.24 ACRES
- 2. ZONING:
 - EXISTING - CG COMMERCIAL GENERAL W/ STIPULATIONS
 - PROPOSED - CG COMMERCIAL GENERAL W/ AMENDED STIPULATIONS
- 3. LAND USE:
 - EXISTING - VACANT
 - PROPOSED - RETAIL AND CONVENIENCE STORE WITH GAS PUMPS
 - GROSS LEASABLE AREA: 57,037 SF
- 4. UTILITIES: SARASOTA COUNTY WATER AND SEWER.
- 5. STORMWATER MANAGEMENT: ONSITE RETENTION CONSISTENT WITH SARASOTA COUNTY AND SWFWMD REGULATIONS.
- 6. PARKING SHALL MEET SARASOTA COUNTY REQUIREMENTS.
 - MAJOR TENANT A: 40,116 S.F., 1 SPACE/250 S.F. = 160 SPACES
 - SHOPS: 11,811 S.F., 1 SPACE/250 S.F. = 47 SPACES
 - WAWA: 6,128 S.F., 1 SPACE/200 S.F. = 31 SPACES
- TOTAL PARKING SPACES PROVIDED: 312 SPACES
- TOTAL HANDICAP SPACES REQUIRED: 8 SPACES
- TOTAL HANDICAP SPACES PROVIDED: 10 SPACES
- 7. FINAL ALIGNMENT OF INTERIOR ROADS, BUILDINGS AND CONFIGURATION OF STORMWATER MANAGEMENT AREAS SHALL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

REVISED 2015-07-29 BKG

 <p>ENGINEERING, INC. 1598 CONVERSE COURT SARASOTA, FL 34240 EB 14334</p>		PROJECT	UNIVERSITY STATION	
		SCALE	N.T.S.	APPROVED BY:
DATE	09/15/15	CAD FILE	MARKO1DCP	
CLIENT	SJ COLLINS ENTERPRISES	JOB NO.	MARK0001	
DRWG.	BINDING DEVELOPMENT CONCEPT PLAN	DRWG. NO.	2	
PHONE: (941) 377-8178				

