

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

Cynthia Spraggins, Administrative Specialist

Planning Services

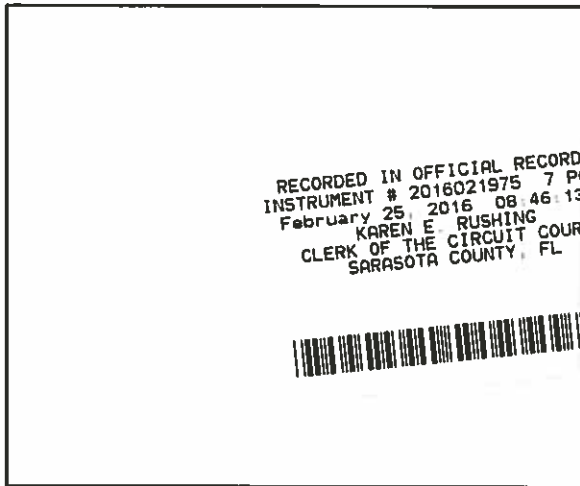
1660 Ringling Blvd., 1<sup>st</sup> Floor

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 north of East Venice Avenue and 1,070 feet west of Jacaranda Boulevard in Sarasota County, Florida, owned by KMB Financial Group, Inc., and described in Ordinance No. 2015-080 attached hereto, has been rezoned to a CG (Commercial, General) zone district pursuant to Rezone Petition No. 15-16 filed by Brian Lichterman, Agent, and granted by Sarasota County on December 8, 2015 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

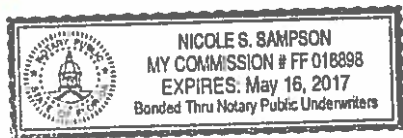
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2015-080, attached hereto)

  
Tate Taylor, Operational Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

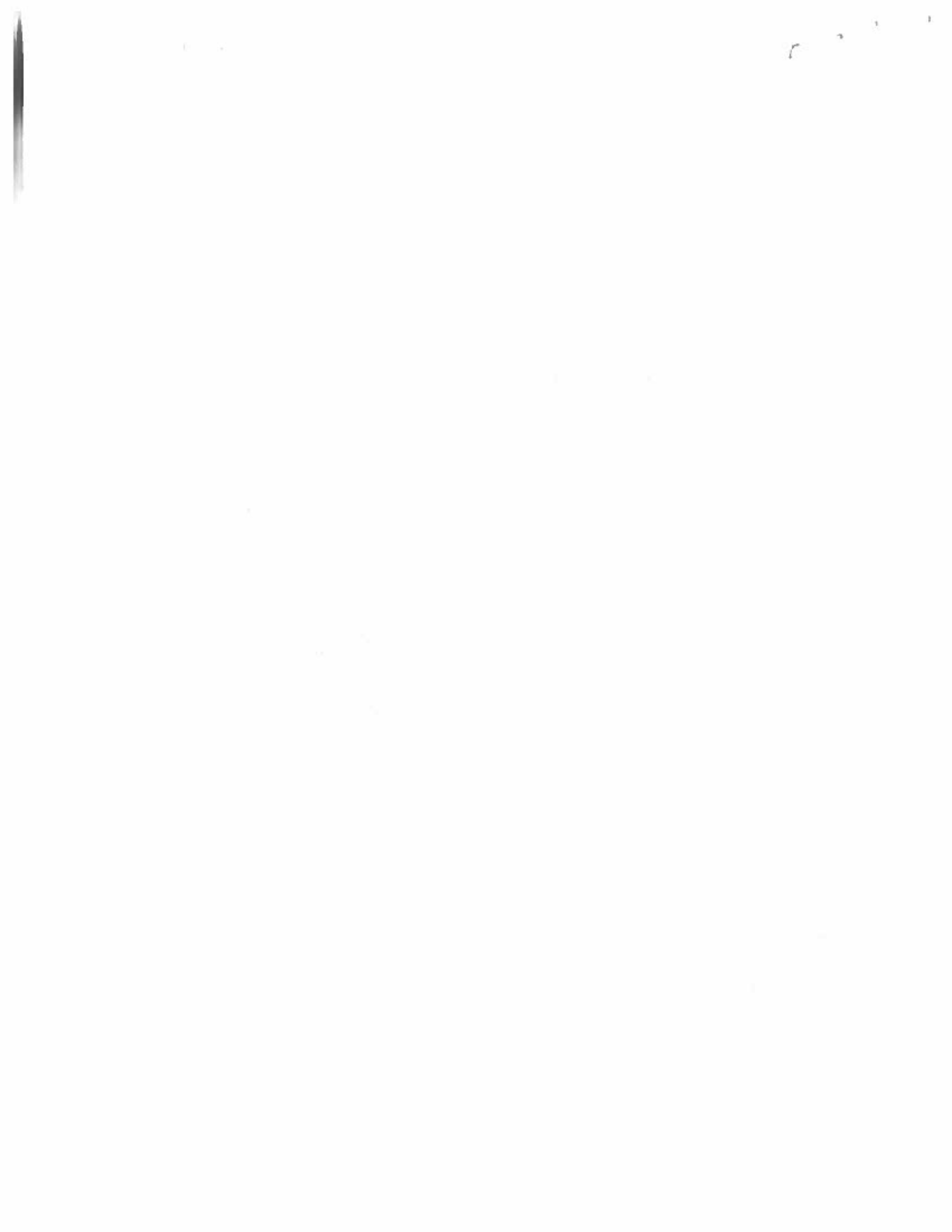
Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that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

Witness my hand and official seal at Sarasota County, Florida, this 24 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

December 14, 2015

Honorable Karen E. Rushing  
Clerk of the Circuit Court  
Board Records Department  
Sarasota County  
1660 Ringling Boulevard, Suite 210  
Sarasota, Florida 34236

Attention: Charles Maloney, 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. 2015-080, which was filed in this office on December 11, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

BOARD RECORDS  
FILED FOR THE RECORD  
2015 DEC 14 AM 9:29  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

**ORDINANCE NO. 2015-080**

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 REC'D-DO  
FILED FOR THE RECORD  
2015 DEC 14 AM 7:51  
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. 15-16, 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) and RMF-1 (Residential, Multi-Family, 6 units/acre) to CG district for the following described property located in Sarasota County, Florida:

2270 East Venice Avenue, Venice, Florida, and being more particularly described as follows:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT A OF HIDDEN LAKES CLUB, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 38, PAGE 19, SARASOTA COUNTY, FLORIDA; THENCE S.62°58'31"E 60.75 FEET, THENCE N.89°48'20"E 115.98 FEET FOR A POINT OF BEGINNING, THENCE N.0°12'11"W. 309.43 FEET, THENCE N.89°22'32"E. 149.55 FEET, THENCE S.3°07'07"W. 311.10 FEET, THENCE S.89°48'20"W. 131.52 FEET MORE OR LESS TO THE POINT OF BEGINNING CONTAINING 1 ACRE MORE OR LESS.

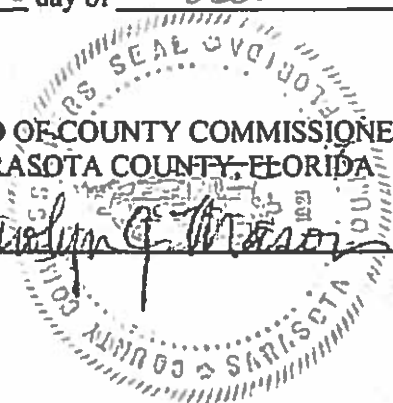
Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations 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 June 22, 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 comply with applicable conditions of the Venice Avenue Corridor Plan (Sector Plan No. 85-03-SP, as amended) and the I-75 Corridor Plan (Sector Plan No. 86-01-SP, as amended).
3. A right-turn deceleration lane, a minimum of 310 feet in length with a curb return of minimum 35 feet, shall be constructed along the access of Venice Avenue.
4. Prior to development of the subject parcel, the Owner is responsible for obtaining a vacation or reconfiguration of the 50-foot wide private access and public utility easement located along the eastern boundary of the parcel to avoid any conflict between the proposed development and the easement.
5. Prior to or concurrent with the development of the subject parcel, the developer shall construct an eastbound to northbound left-turn lane at the intersection of the access driveway on Venice Avenue. The improvements shall be designed in accordance with Indexes 301 and 526 of the Florida Department of Transportation's *Roadway and Traffic Design Standards*. The improvements shall be included in the construction plans for the development.
6. The Master Surface Water Management Plan shall be consistent with the Curry Creek Basin Master Plan (Roberts Bay Watershed Management 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 8<sup>th</sup> day of Dec., 2015.

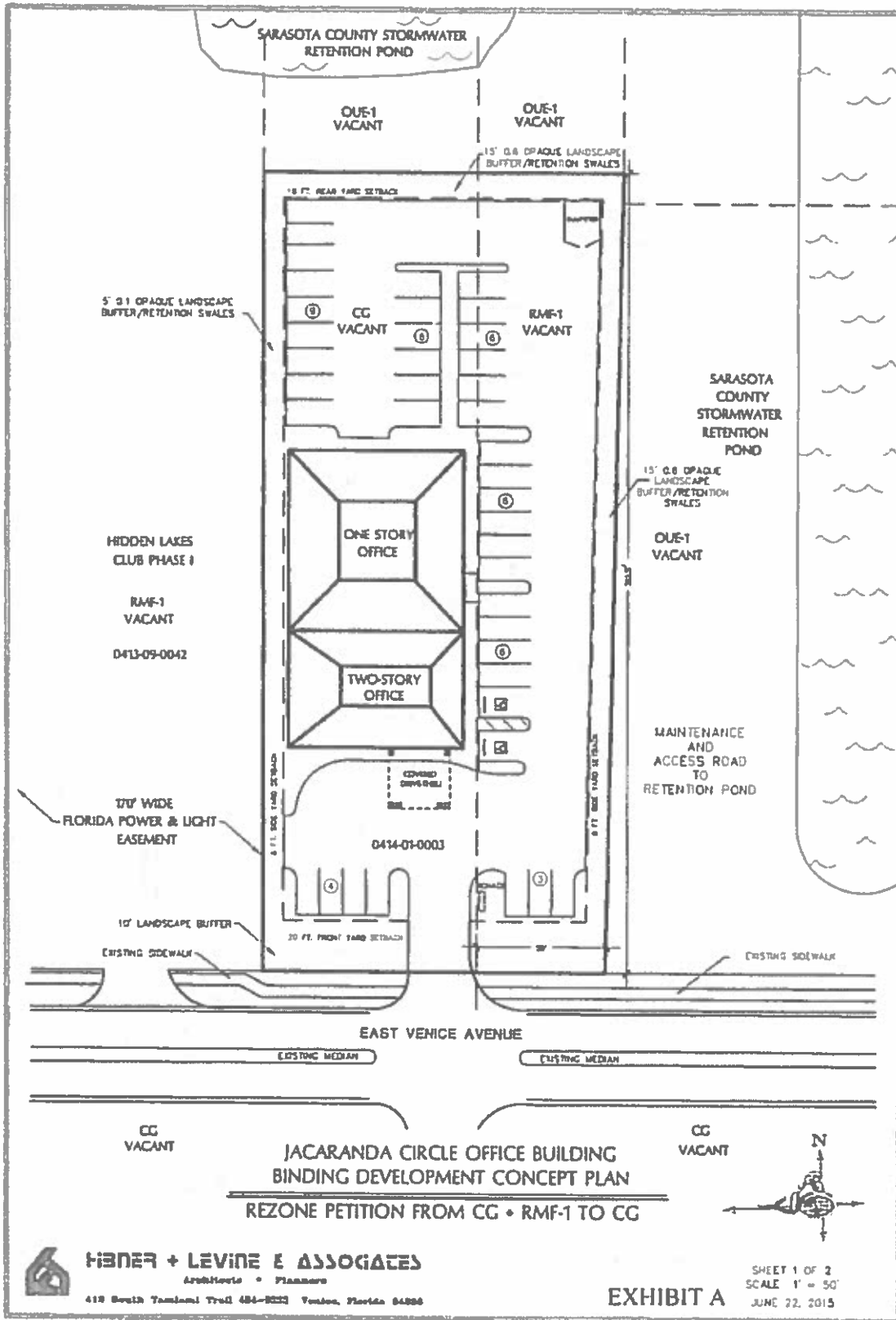
BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

The seal is circular with a double-line border. The outer ring contains the text "SEAL OF SARASOTA COUNTY FLORIDA" at the top and "BOARD OF COUNTY COMMISSIONERS" at the bottom. The center features a smaller seal with a sunburst and the year "1882".  
Carolyn G. 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



JACARANDA CIRCLE OFFICE BUILDING  
 BINDING DEVELOPMENT CONCEPT PLAN  
 REZONE PETITION FROM CG • RMF-1 TO CG



**HIBNER + LEVINE & ASSOCIATES**

Architects • Planners

419 South Tamiami Trail 484-8033 Venice, Florida 34886

SHEET 1 OF 2  
 SCALE 1" = 50'  
 JUNE 22, 2015

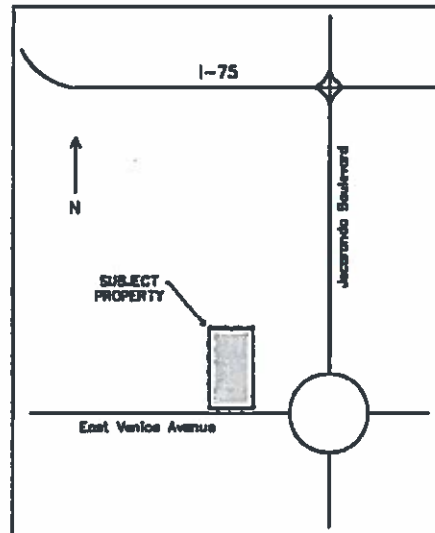
EXHIBIT A

0 2015-060

**JACARANDA CIRCLE OFFICE BUILDING  
BINDING DEVELOPMENT CONCEPT PLAN**

**SITE DATA**

1. PARCEL ID: 0414-01-0003
2. PARCEL ADDRESS: 2270 EAST VENICE AVENUE; VENICE, FLORIDA 34231
3. TOTAL ACREAGE: .99 ACRE +/-
4. PROPOSED USE: TWO STORY OFFICE BUILDING  
FIRST FLOOR - 7,830 s.f.  
SECOND FLOOR - 3,033 s.f.
5. FUTURE LAND USE DESIGNATION: VILLAGE II COMMERCIAL CENTER
6. EXISTING ZONING: CG (COMMERCIAL GENERAL) AND RMF-1 (RESIDENTIAL MULTI-FAMILY,  
6 DWELLING UNITS PER ACRE)
7. PROPOSED ZONING: CG (COMMERCIAL GENERAL)
8. TOTAL OPEN SPACE: 0% REQUIRED; 30% PROPOSED
9. REQUIRED PARKING: 1 SPACE PER 250 S.F. (net) = 40 SPACES  
PROPOSED PARKING: 40 SPACES
10. MAXIMUM BUILDING HEIGHT: 35 FEET ALLOWED BY RIGHT IN CG DISTRICT
11. APPROXIMATE NEW IMPERVIOUS COVERAGE:  
BUILDING = 7,820 S.F.  
PAVING = 21,740 S.F.
12. STORMWATER MANAGEMENT: 0.24 ACRES (24%)



**LOCATION MAP**

Not to Scale

LAND PLANNING  
Vision Planning & Design  
Brian Lichterman, PA  
9579 Knightbridge Circle  
Sarasota, Florida 34238  
(941) 780-4186  
BrianL@VisionPlanning.com



**HENNER + LEVINE & ASSOCIATES**  
Architects - Planners

418 South Tamiami Trail 484-8388 Venice, Florida 34292

SHEET 2 OF 2