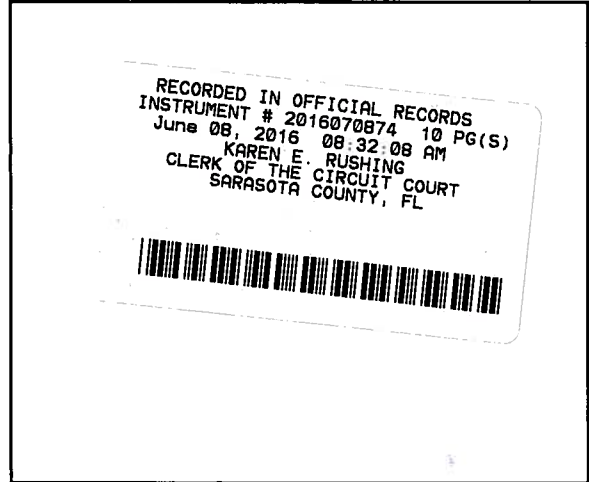


Please record and return to: (Via Inter-Office Mail)
Cynthia Spraggins, Administrative Specialist
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

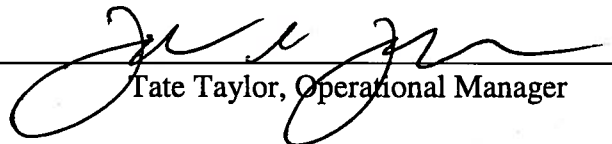
Customer ID# 5223
Charge to: Planning Services
Account# 51810000500489



**NOTICE OF STIPULATIONS
AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO
THE SARASOTA COUNTY ZONING CODE**

The following property, located east of Jacaranda Boulevard and south of Interstate 75, in Sarasota County, Florida, owned by Venice Isles Investments, LLC, and described in Ordinance No. 2016-023 attached hereto, has been rezoned to a CHI (Commercial, Highway, Interchange) and ILW (Light Industrial, Manufacturing, and Warehousing) zone district pursuant to Rezone Petition No. 15-29 filed by Anne Merrill, Agent, and granted by Sarasota County on May 10, 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. 2016-023, 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 3rd day of June, 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

May 12, 2016

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

Attention: Brenda White, 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. 2016-023, which was filed in this office on May 12, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2016-023

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.

FILED FOR THE CLERK
2016 MAY 12 / 9:02
KAREN E. ROSS
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 Rezone Petition No. 15-29, 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 for approximately 6 acres from RMF-3 (Residential, Multi-Family, 13 units/acre) and PCD (Planned Commerce Development) to CHI (Commercial Highway Interchange) and ILW (Industrial, Light Manufacturing and Warehousing) zone districts for the following described properties located in Sarasota County, Florida:

A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

CHI (COMMERCIAL HIGHWAY INTERCHANGE)

COMMENCE AT THE MOST NORTHEASTERLY CORNER OF SARASOTA COUNTY INTERSTATE BUSINESS CENTER - SOUTH - PHASE I, RECORDED IN PLAT BOOK 38, PAGES 4-4C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75; THENCE S.07°41'26"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 30.00 FEET; THENCE N.82°18'34"W., CONTINUING ALONG SAID PLAT, FOR A DISTANCE OF 446.89 FEET; THENCE S.07°41'26"W., FOR A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF PROPOSED EXECUTIVE DRIVE, A PROPOSED 60 FOOT ROADWAY AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.82°18'34"E., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 465.26 FEET; THENCE S.07°41'26"W. FOR A DISTANCE OF 248.13 FEET TO THE NORTH LINE OF TRACT 403, COMMON AREA/PRIVATE DRAINAGE AREA, OF SAID SARASOTA COUNTY INTERSTATE BUSINESS CENTER SOUTH; THENCE N.89°59'26"W., ALONG SAID NORTH LINE, FOR A DISTANCE OF 227.66 FEET; THENCE S.07°41'26"W. FOR A DISTANCE OF 178.03 FEET; THENCE N.89°18'19"W. FOR A DISTANCE OF 248.58 FEET; THENCE N.06°16'17"E. FOR A DISTANCE OF 110.62 FEET; THENCE N.00°00'00"E. FOR A DISTANCE OF 64.94 FEET; THENCE N.04°36'52"E., FOR A DISTANCE OF 0.76 FEET TO THE NORTH LINE OF SAID TRACT 403; THENCE S.85°23'08"E., ALONG SAID TRACT LINE, FOR A DISTANCE OF 18.59 FEET; THENCE N.07°41'26"E. FOR A DISTANCE OF 310.17 FEET TO THE POINT OF BEGINNING.

ILW (INDUSTRIAL, LIGHT MANUFACTURING AND WAREHOUSING)

COMMENCE AT THE MOST NORTHEASTERLY CORNER OF SARASOTA COUNTY INTERSTATE BUSINESS CENTER - SOUTH - PHASE I, RECORDED IN PLAT BOOK 38, PAGES 4-4C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75; THENCE S.07°41'26"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 30.00 FEET; THENCE N.82°18'34"W., CONTINUING ALONG SAID PLAT, FOR A DISTANCE OF 446.89 FEET; THENCE S.07°41'26"W., FOR A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF PROPOSED EXECUTIVE DRIVE, A PROPOSED 60 FOOT ROADWAY AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.07°41'26"W. FOR A DISTANCE OF 310.17 FEET TO THE NORTH LINE OF TRACT 403, COMMON AREA/PRIVATE DRAINAGE AREA, OF SAID SARASOTA COUNTY INTERSTATE BUSINESS CENTER SOUTH; THENCE N.85°23'08"W., ALONG SAID NORTH LINE, FOR A DISTANCE OF 18.59 FEET; THENCE S.04°36'52"W. FOR A DISTANCE OF 0.76 FEET; THENCE S.00°00'00"E. FOR A DISTANCE OF 64.94 FEET; THENCE S.06°16'17"W. FOR A DISTANCE OF 86.34 FEET; THENCE N.83°11'58"W. FOR A DISTANCE OF 216.44 FEET; THENCE N.06°15'30"E., FOR A DISTANCE OF 143.60 FEET TO THE NORTH OF SAID TRACT 403; THENCE N.06°15'43"E., FOR A DISTANCE OF 322.51 FEET TO THE SOUTH LINE OF SAID EXECUTIVE DRIVE; THENCE S.82°18'34"E., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 235.74 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:

GENERAL

1. All development on the subject parcel shall comply with the Development Order for the Sarasota County Interstate Business Center Development of Regional Impact, as may be amended.
2. The Master Surface Water Management Plan shall be consistent with the Curry Creek Basin Master Plan (Roberts Bay Watershed).

CHI District

1. All development shall occur in substantial accordance with pages 4 and 5 of the Development Concept Plan, date stamped November 30, 2015, and attached hereto as Exhibit "A". This does not imply or confer any variances from applicable zoning or land development regulations.
2. Development of the subject property shall not exceed 130 hotel units.

The stipulations herein supersede the stipulations in Ordinance No. 2014-007 for the area described in Section 2 of this Ordinance.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office, or the effective date of Ordinance No. 2016-022, including final resolution of any appeals, whichever is later.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 10 of May, 2016.

**BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA**

By: _____

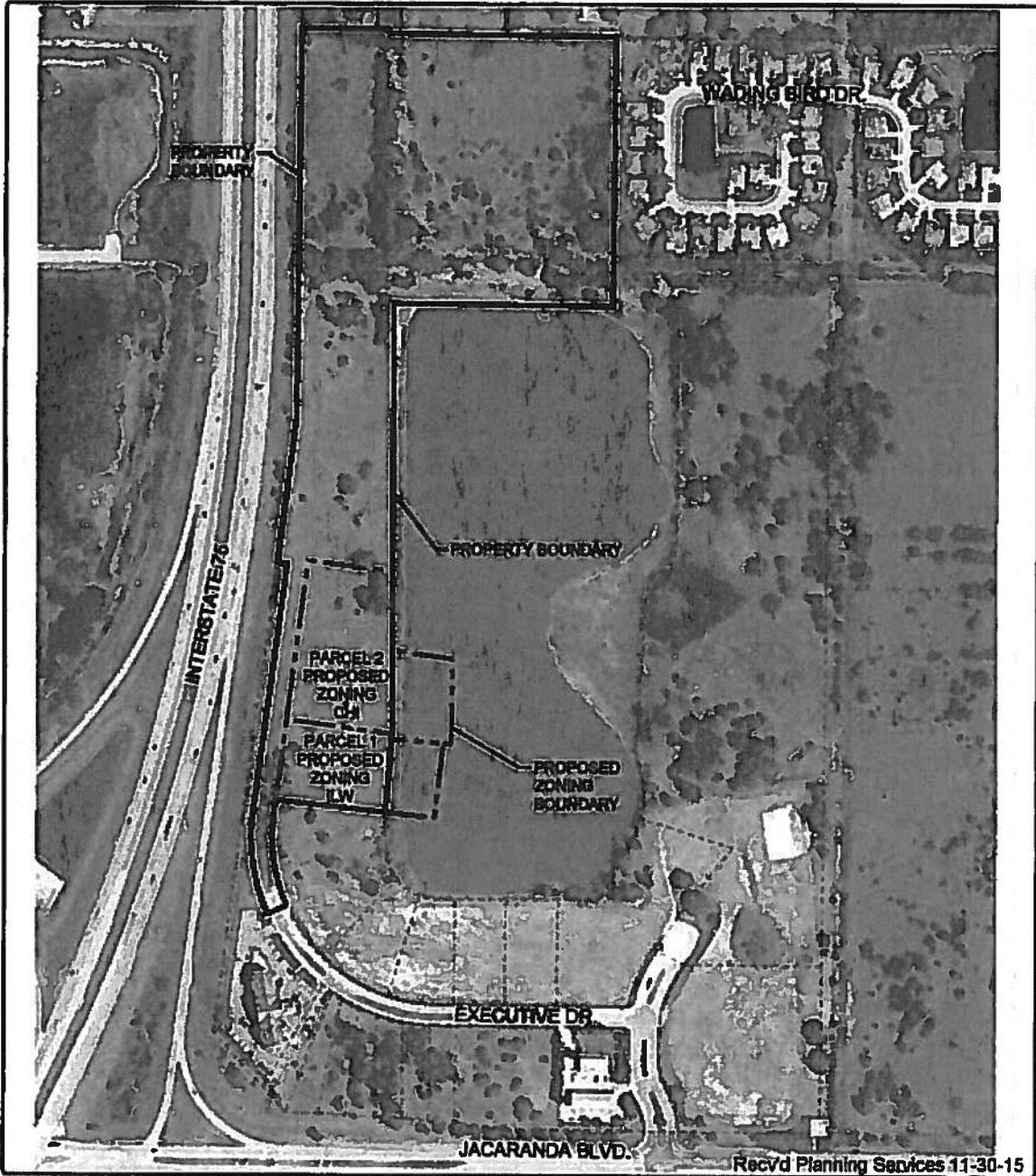
Chairman

ATTEST:
KAREN E. RUSHING, Clerk of Circuit Court
and ex officio Clerk of the
Board of County Commissioners of
Sarasota County, Florida

By: _____

Deputy Clerk

EXHIBIT A – DEVELOPMENT CONCEPT PLAN



Recvd Planning Services 11-30-15

DELISI FITZGERALD, INC.
 Planning - Engineering - Project Management
 1605 Hendry Street
 Fort Myers, FL 33902
 239-418-0931 • 239-418-0682 fax
 Florida Certificate of Authorization:
 Engineering LB #: 26976

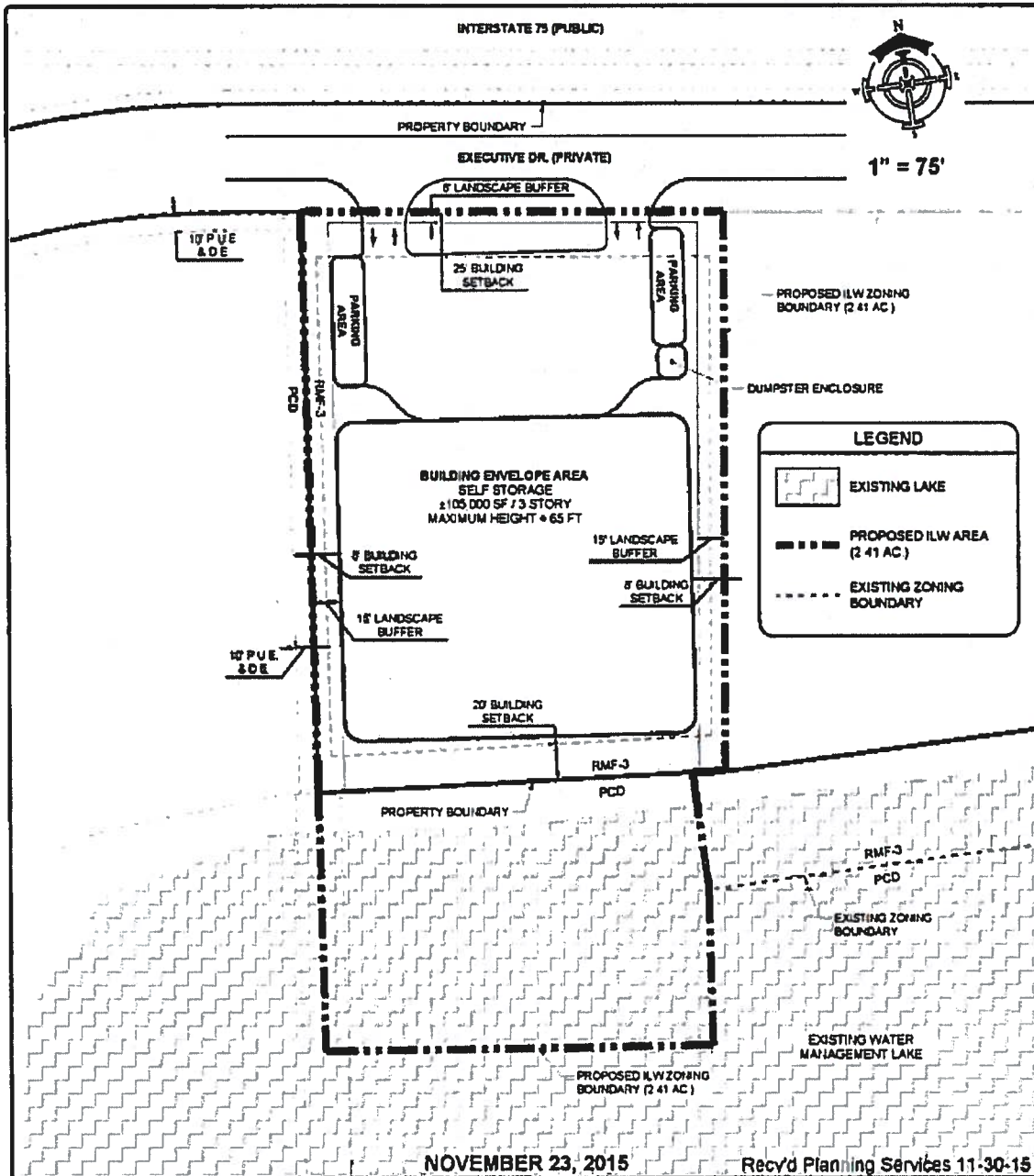
OWNER/DEVELOPER
VENICE ISLES INVESTMENTS, LLC
 2111 FASHION DRIVE, SUITE 202
 FT. MYERS, FL 33902

PROJECT
VENICE ISLES COMMONS

DEVELOPMENT CONCEPT PLAN

Project Number	21360
Part of Section	11
Township	39 S
Range	19 E
County/State	SARASOTA COUNTY, FL

Sheet Number: 1 OF 5



DELISI FITZGERALD, INC.
 Planning - Engineering - Project Management
 1605 Hendry Street
 Fort Myers, FL 33901
 239-418-0691 • 239-418-0692 fax
 Florida Certificate of Authorization
 Engineering LB # 26976

VENICE ISLES COMMONS
VENICE ISLES INVESTMENTS, LLC
 PROJECT NUMBER: 11-11-15
 DATE: 11/23/15

VENICE ISLES COMMONS

**DEVELOPMENT CONCEPT
 PLAN - PARCEL 1
 NON-BINDING**

Project Number	21360
Part of Section(s)	11
Township	39 S Range 19 E
County, State	SARASOTA COUNTY, FL

Sheet Number: **2 OF 5**

SELF STORAGE PARKING:

REQUIRED PARKING:
 1 SPACE PER 250 SF (NON-STORAGE AREA)
 800 SF (OFFICE SPACE) / 250 = 4 SPACES

PROVIDED PARKING:
 12 STANDARD SPACES
 2 HANDICAP SPACES
 14 TOTAL SPACES PROVIDED

SITE DATA:

EXISTING USE: VACANT
PROPOSED USE: SELF-STORAGE

EXISTING ZONING: RMP-3 & PCD
PROPOSED ZONING: ILW

LAND USE SUMMARY

<u>CATEGORY</u>	<u>AREA</u>	<u>PERCENTAGE</u>
BUILDING / ROOF	0.82 AC.	34%
PAVEMENT	0.31 AC.	13%
LAKE	0.82 AC.	28%
PERVIOUS	0.66 AC.	27%
TOTAL	2.41 AC.	100.0%

NOVEMBER 23, 2015

Recv'd Planning Services 11-30-15

DELSI FITZGERALD, INC.

Planning - Engineering - Project Management

1605 Hendry Street
 Fort Myers, FL 33901
 239-418-0691 • 239-418-0692 fax

Florida Certificate of Authorization:
 Engineering LB # 26976

OWNER / DEVELOPER:

VENICE ISLES INVESTMENTS, LLC
231 1/2 W. GORRUM LANE, SUITE 202
 ESTERO, FL 33928

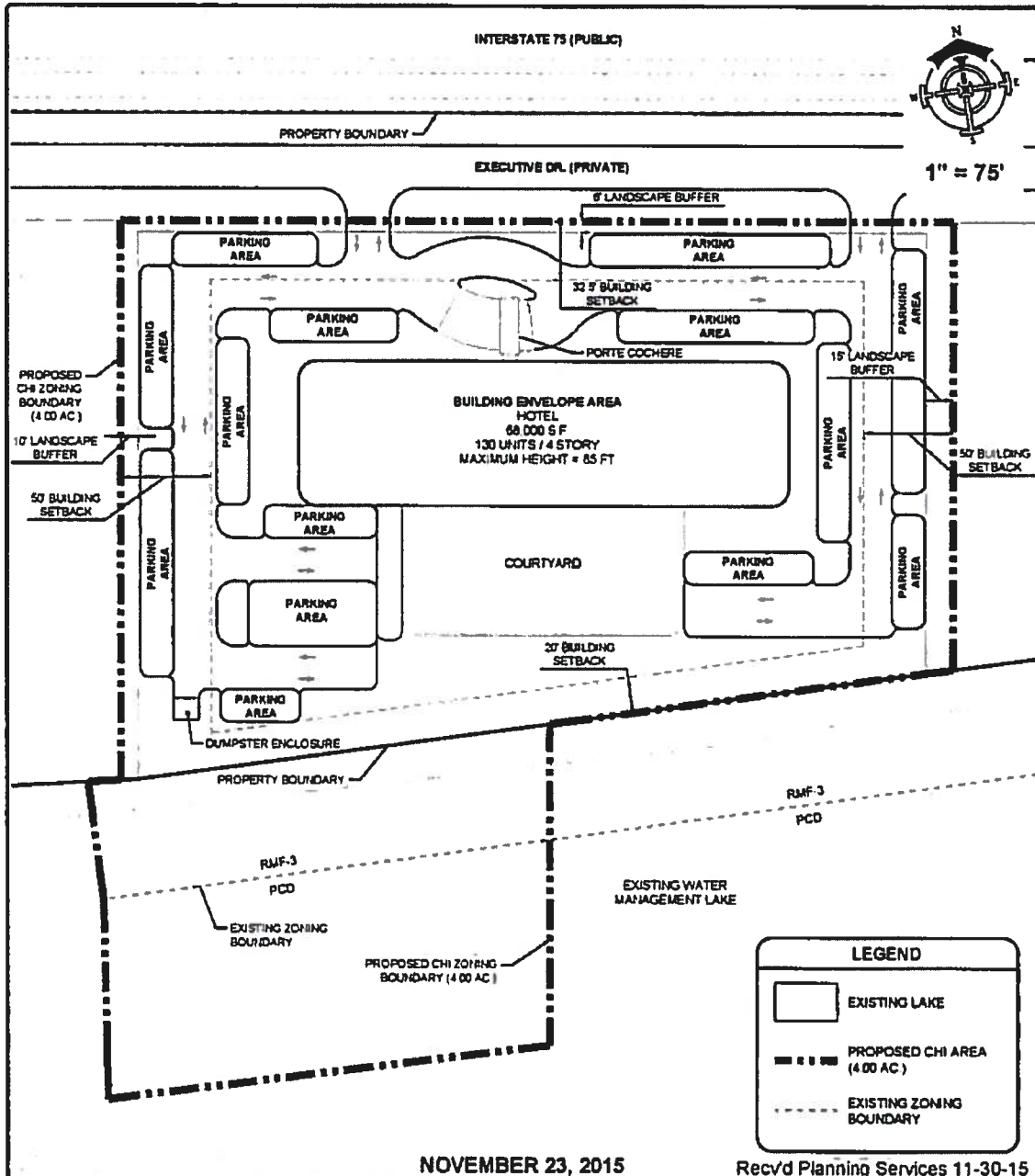
PROJECT:

**VENICE ISLES
 COMMONS**

**DEVELOPMENT
 CONCEPT PLAN NOTES
 PARCEL 1**

Project Number: 21360
 Part of Section(s): 11
 Township: 33 S Range: 19 E
 County, State: SARASOTA COUNTY, FL

Sheet Number: **3 OF 5**



NOVEMBER 23, 2015

Rec'd Planning Services 11-30-15

DELISI FITZGERALD, INC.
 Planning - Engineering - Project Management
 1805 Hardy Street
 Fort Myers, FL 33901
 239-418-0693 • 239-418-0692 fax
 Florida Certificate of Authorization:
 Engineering LB # 26978

OWNER DEVELOPER
VENICE ISLES INVESTMENTS, LLC
 2125 HAMPDEN DRIVE, SUITE 100
 LITTLETON, CO 80120
 PROJECT
VENICE ISLES COMMONS

DEVELOPMENT CONCEPT PLAN - PARCEL 2 BINDING

Project Number	21360
Part of Section(s)	11
Township	39 S Range 19 E
County, State	SARASOTA COUNTY, FL

Sheet Number **4 OF 5**

HOTEL PARKING:

REQUIRED PARKING:

1 SPACE PER ROOM + 1 SPACE PER 10 ROOMS
1 X 130 = 130
130 / 10 = 13
130 + 13 = 143 SPACES

PROVIDED PARKING:

135 STANDARD SPACES
8 HANDICAP SPACES
143 TOTAL SPACES PROVIDED

SITE DATA:

EXISTING USE: VACANT
PROPOSED USE: HOTEL

EXISTING ZONING: RMF-3 & PCD
PROPOSED ZONING: CHI

LAND USE SUMMARY

CATEGORY	AREA	PERCENTAGE
BUILDING / ROOF	0.46 AC.	11%
PAVEMENT	1.24 AC.	31%
LAKE	0.90 AC.	23%
PERVIOUS	1.40 AC.	35%
TOTAL	4.00 AC.	100.0%

OPEN SPACE TABLE

REQUIRED OPEN SPACE: 4.00 AC. @ 30%	1.20 AC.
OPEN SPACE PROVIDED	1.40 AC. (35%)

NOVEMBER 23, 2015

Rec'd Planning Services 11-30-15

DELISI FITZGERALD, INC.

Planning - Engineering - Project Management

1605 Hendry Street
Fort Myers, FL 33901
239-418-0651 • 239-418-0692 fax

Florida Certificate of Authorization:
Engineering LB # 26978

OWNER / DEVELOPER:

VENICE ISLES INVESTMENTS, LLC
2016 14th Street Drive, Suite 202
Crested FL 33508

PROJECT:

**VENICE ISLES
COMMONS**

**DEVELOPMENT
CONCEPT PLAN NOTES
PARCEL 2**

Project Number: 71360
Part of Section(s): 11
Township: 39 S | Range: 19 E
County, State: SARASOTA COUNTY, FL

Sheet Number: **5 OF 6**

