




1999085859

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

The following property located in Sarasota County, Florida, owned by Sarasota County Interstate Business Center Corporation, and described in Ordinance No. 99-016 attached hereto, 88.0 acres ± have been rezoned to the CHI (Commercial, Highway Interchange), PCD (Planned Commerce Development), and PID (Planned Industrial Development) zone district and 19.7 acres ± have been rezoned to the PCD (Planned Commerce Development) and PID (Planned Industrial Development) zone district pursuant to Rezone Petition No. 99-04 filed by Anne L. Merrill, Agent, and granted by Sarasota County on March 9, 1999, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

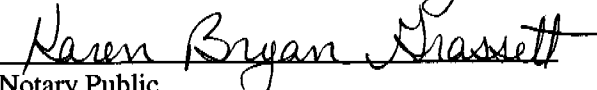
(Stipulations and limitations are those described in Section 3 of Ordinance No. 99-016, attached hereto)


Executive Director
Growth Management Business Center

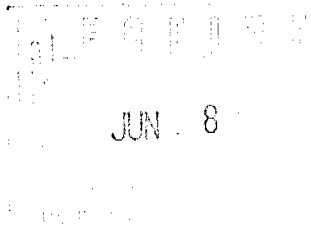
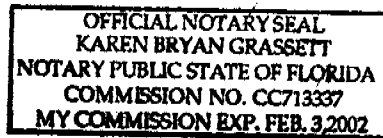
STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, 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 21st day of June, A.D. 1999.


Notary Public
State of Florida at Large

This instrument prepared by:
Leigh Riley
Growth Management Business Center
P.O. Box 8
Sarasota, FL 34230



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999085859 11 PGS
1999 JUN 23 04:19 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCLINGER Receipt#115651

✓ Leigh Riley, Growth Ctr
Admin. Ctr, 5th FL.

47 39

OFFICIAL RECORDS INSTRUMENT # 1999085859 11 PGS

FILED

99 MAR 17 PM 4: 32

DEPARTMENT OF COUNTY CLERK
TALLAHASSEE, FLORIDA

ORDINANCE NO. 99-016

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 75-38, 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.

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:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 99-04, requesting rezoning of the property described herein.

B. 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. 75-38 and has considered the information received at said public hearing.

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of Sarasota County Ordinance No. 75-38 and any amendments thereto.

D. Pursuant to the provisions of Sarasota County Ordinance No. 89-103, 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 Ordinance No. 75-38. The Official Zoning Atlas, as part of Sarasota County Ordinance No. 75-38, is hereby amended by changing the zoning district classification for 88.0 acres \pm from CHI (Commercial, Highway Interchange) with stipulations, PCD (Planned commerce Development) with stipulations, and PID (Planned Industrial Development) with stipulations to CHI (Commercial, Highway Interchange) with amended stipulations, PCD (Planned commerce Development) with amended stipulations, and PID (Planned Industrial Development) with amended stipulations and for 19.7 acres \pm from OUE-1 (Open use, Estate, 1 unit/5 acres) to

BOARD RECORDS
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KAREN L. BARNETT
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

PCD (Planned Commerce Development) and PID (Planned Industrial Development) for the following described property located in Sarasota County, Florida:

Southeast Quadrant of the Interstate No. 75/ Jacaranda Boulevard Interchange, more particularly described as follows:

TRACT "A" - CHI TRACT

A portion of Sections 2 and 11, Township 39 S, Range 19 E, Sarasota County, Florida described as follows:

Commence at the Northwest corner of Section 11, Township 39 S, Range 19 E, Sarasota County, Florida; thence S 89° 31' 37" E, along the North line of said Section 11, a distance of 198.58 feet to the Point of Beginning, same being a point on the Southerly Right of Way line of Interstate No. 75; thence N 03° 33' 06" E, along said Southerly Right of Way line of Interstate No. 75, a distance of 169.82 feet; thence continue along said Southerly Right of Way line of Interstate No. 75, N 00° 33' 54" E, a distance of 95.00 feet; thence continue along said Southerly Right of Way line of Interstate No. 75, N 47° 51' 13" E, a distance of 317.43 feet; thence continue along said Southerly Right of Way line of Interstate No. 75, S 82° 19' 08" E, a distance of 1371.28 feet; thence perpendicular to said Southerly Right of Way line of Interstate 75, S 07° 40' 52" W, a distance of 30.00 feet; thence N 82° 19' 08" W, along a line lying 30.00 feet southerly of and parallel with said Southerly Right of Way line of Interstate No. 75, a distance of 724.31 feet to the point of curvature of a curve to the left, having: a radius of 545.00 feet, a central angle of 97° 07' 00", a tangent length of 617.27 feet, a chord bearing of S 49° 07' 22" W and a chord length of 817.09 feet; thence along the arc of said curve, an arc length of 923.77 feet to the point of tangency of said curve; thence S 00° 33' 52" W, a distance of 555.52 feet; thence N 89° 26' 06" W, a distance of 300.00 feet to the Easterly Right of Way line of Jacaranda Boulevard; thence N 00° 33' 54" E, along said Easterly Right of Way line of Jacaranda Boulevard, a distance of 297.89 feet to the Southerly Right of Way line of Interstate No. 75; thence N 05° 04' 13" E, along said Southerly Right of Way line of Interstate No. 75, a distance of 369.18 feet; thence continue along said Southerly Right of Way line of Interstate No. 75, N 03° 33' 06" E, a distance of 60.49 feet to the Point of Beginning and containing 10.00 acres more or less.

TRACT "B" - PID TRACT

Tract B-1

A portion of Section 2 and 11, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of Section 11, Township 39, South, Range 19 East, Sarasota County, Florida; thence S 89° 31' 37" E, along the North line of said

Section 11, a distance of 198.58 feet to the Southerly Right of Way line of Interstate No. 75; thence along said Southerly Right of Way line of Interstate No. 75, the following four courses and distances:

N 03° 33' 06" E , a distance of 169.82 feet; N 00° 33' 54" E, a distance of 95.00 feet; N 47° 51' 13" E, a distance of 317.43 feet; S 82° 19' 08" E, a distance of 1371.28 feet to the Point of Beginning; thence continue along said Southerly Right of Way line of Interstate No. 75, S 82° 19' 08" E, distance of 422.99 feet; thence continue along said Southerly Right of Way line of Interstate No. 75, S 89° 28' 06" E, a distance of 1131.90 feet to a point on the West line of Tract 391, North Venice Farms, recorded in Plat Book 2, Page 203, Public Records of Sarasota County, Florida; thence S 00° 28' 30" W, along said West line of Tract 391, a distance of 219.62 feet to the Southwest corner of said Tract 391; thence S 00° 25' 24" W, perpendicular to the centerline of Bonita Road as shown on said Plat of North Venice Farms, also shown on the Plat of Venice Farms recorded in Plat Book 2, Page 179, said Public Records of Sarasota County, Florida, a distance of 33.00 feet to said centerline of Bonita Road; thence N 89° 34' 36" W, along said centerline of Bonita Road, a distance of 12.56 feet; thence S 00° 25' 24" W, perpendicular to said centerline of Bonita Road, a distance of 33.00 feet to the Northwest corner of Tract 98, said Plat of Venice Farms; thence S 00° 38' 45" W, along the West line of said Tract 98, a distance of 633.17 feet to the Northeast corner of Tract 99, said Plat of Venice Farms; thence N 89° 33' 45" W, along the North line of said Tract 99, a distance of 638.33 feet to the Northwest corner of said Tract 99; thence N 89° 18' 48" W, perpendicular to the centerline of Felsmere Road as shown on said Plat of Venice Farms, a distance of 66.00 feet to the West Right of Way line of Felsmere Road; thence S 00° 41' 12" W; along said West Right of Way line of Felsmere Road, a distance of 633.24 feet to the North Right of Way line of Hardee Road as shown on said Plat of Venice Farms; thence N 89° 28' 24" W, along said North Right of Way line of Hardee Road, a distance of 100.00 feet; thence N 00° 41' 12" E, parallel with said West Right of Way line of Felsmere Road, a distance of 1211.07 feet; thence WEST , a distance of 1246.79 feet; thence NORTH , a distance of 64.94 feet; thence N 85° 26' 07" W, a distance of 209.43 feet; thence N 06° 16' 17" E, a distance of 383.70 feet; thence S 82° 19' 08" E, a distance of 684.10 feet; thence N 07° 40' 52" E, a distance of 30.00 feet to the Point of Beginning and containing 31.00 acres more or less.

Tract B-2

Commence at the Northwest corner of Section 11, Township 39 South, Range 19 East, Sarasota County, Florida; thence along the North line of said Section 11, Township 39 South, Range 19 East, S 89°31' 37" E, a distance of 198.58 feet to a point on the Easterly right of way line of Jacaranda Boulevard; thence along said Easterly right of way line of Jacaranda Boulevard the following three courses and distances: S 03° 33' 06" W, a distance of 60.49 feet; thence S 05° 04' 13" W, a

distance of 369.18 feet; thence S 00° 33' 54" W, a distance of 397.89 feet to the POINT OF BEGINNING; thence S 89° 26' 06" E, leaving said Easterly right of way line of Jacaranda Boulevard, a distance of 284.58 feet to a point on a curve to the right, having: a radius of 310.00 feet, a central angle of 12° 10' 57", a chord bearing of S 83° 20' 38" E and a chord length of 65.79 feet; thence along the arc of said curve, an arc length of 65.91 feet to the end of said curve; thence N 00° 33' 54" E, a distance of 101.73 feet to a point on a curve to the right, having a radius of 410.00 feet, a central angle of 01° 25' 07", a chord bearing of S 79° 32' 42" E and a chord length of 10.15 feet; thence along the arc of said curve, an arc length of 10.15 feet to the end of said curve; thence N 00° 33' 54" E, a distance of 562.52 feet to the point of curvature of a curve to the right, having a radius of 485.00 feet, a central angle of 97° 06' 58", a chord bearing of N 49° 07' 23" E and a chord length of 727.14 feet; thence along the arc of said curve, an arc length of 822.07 feet to the point of tangency of said curve; thence S 82° 19' 08" E, a distance of 41.68 feet; thence N 06° 16' 19" E, a distance of 60.02 feet; thence N 82° 19' 07" W, a distance of 40.21 feet to the point of curvature of a curve to the left having: a radius of 545.00 feet, a central angle of 97° 06' 58", a chord bearing of S 49° 07' 23" W, and a chord length of 817.09 feet; thence along the arc of said curve, an arc length of 923.77 feet to the point of tangency of said curve; thence S 00° 33' 54" W, a distance of 555.52 feet; thence N 89° 26' 06" W, a distance of 90.97 feet to the point of curvature of a curve to the left, having: a radius of 250.00 feet, a central angle of 24° 55' 38", a chord bearing of S 78° 06' 05" W and a chord length of 107.91 feet; thence along the arc of said curve, an arc length of 108.77 feet to the point of tangency of said curve; thence S 65° 38' 16" W, a distance of 56.13 feet to the point of curvature of a curve to the right, having: a radius of 150.00 feet, a central angle of 20° 55' 52", a chord bearing of S 76° 06' 12" W and a chord length of 54.49 feet; thence along the arc of said curve, an arc length of 54.80 feet to the end of said curve same being a point on the Easterly right of way line of said Jacaranda Boulevard; thence S 00° 33' 52" W, a distance of 39.45 feet to the POINT OF BEGINNING and containing 2.7057 acres more or less.

TRACT "C"- PCD Tract

Tract C-1 (PCD-3)

A portion of Section 2 and 11, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of Section 11, Township 39 South, Range 19 East, Sarasota County, Florida; thence S 89° 31' 37" E, along the North line of said Section 11, a distance of 198.58 feet to the Southerly Right of Way line of Interstate No. 75; thence S 03° 33' 06" W, along said Southerly Right of Way line of Interstate No. 75, a distance of 60.49 feet; thence continue along said Southerly line of

Interstate No. 75, S 05° 04' 13" W, a distance of 369.18 feet to the Easterly Right of Way line of Jacaranda Boulevard; thence S 00° 33' 54" W, along said Easterly Right of Way line of Jacaranda Boulevard, a distance of 818.25 feet to the Northwest corner of a 50 foot wide Lift Station Easement and the Point of Beginning; thence S 89° 28' 24" E, parallel with the North Right of Way line of Hardee Road as shown on the Plat of Venice Farms, recorded in Plat Book 2, Page 179, Public Records of Sarasota County, Florida, along the North line of said Lift Station Easement, a distance of 50.00 feet; thence S 00° 33' 54" W, parallel with said Easterly Right of Way line of Jacaranda Boulevard, along the East line of said Lift Station Easement, a distance of 50.00 feet to said North Right of Way line of Hardee Road; thence S 89° 28' 24" E, along said North Right of Way line of Hardee Road, a distance of 2317.98 feet; thence N 00° 41' 12" E, parallel with the West Right of Way line of Felsmere Road as shown on said Plat of Venice Farms, a distance of 1211.07 feet; thence WEST, a distance of 1246.79 feet; thence SOUTH, a distance of 528.81 feet; thence WEST, a distance of 222.28 feet; thence SOUTH, a distance of 133.10 feet; thence S 17° 30' 05" W, a distance of 281.48 feet; thence N 52° 35' 59" W, a distance of 369.45 feet to the point of curvature of a curve to the left, having: a radius of 410.00 feet, a central angle of 27° 39' 16", a tangent length of 100.91 feet, a chord bearing of N 66° 25' 37" W, and a chord length of 195.98 feet; thence along the arc of said curve, an arc length of 197.89 feet to the end of said curve; thence S 00° 33' 54" W, a distance of 102.70 feet to a point on a curve to the left, having: a radius of 317.50 feet, a central angle of 12° 50' 59", a tangent length of 35.75 feet, a chord bearing of N 83° 00' 37" W, and a chord length of 71.06 feet; thence along the arc of said curve, an arc length of 71.21 feet to the point of tangency of said curve; thence N 89° 26' 06" W, perpendicular to said Easterly Right of Way line of Jacaranda Boulevard, a distance of 279.39 feet to said Easterly Right of Way line of Jacaranda Boulevard; thence S 00° 33' 54" W, along said Easterly Right of Way line of Jacaranda Boulevard, a distance of 420.36 feet to the Point of Beginning and containing 47.00 acres more or less.

Tract C-2 (PCD-3)

Commence at the Northwest corner of Section 11, Township 39 South, Range 19 East, Sarasota County, Florida; thence along the North line of said Section 11, Township 39 South, Range 19 East, S 89° 31' 37" E, a distance of 198.58 feet to a point on the Easterly right of way line of Jacaranda Boulevard; thence along said Easterly right of way line of Jacaranda Boulevard the following three courses and distances: S 03° 33' 06" W, a distance of 60.49 feet; thence S 05° 04' 13" W, a distance of 369.18 feet; thence S 00° 33' 54" W, a distance of 397.89 feet; thence leaving said Easterly right of way line of Jacaranda Boulevard, S 89° 26' 06" E, a distance of 284.58 feet to the point of curvature of a curve to the right, having: a radius of 310.00 feet, a central angle of 12° 10' 57", a chord bearing of S 83° 20' 38" E and a chord length of 65.79 feet; thence along the arc of said curve, an arc length of 65.91 feet to the end of said curve; thence N 00° 33' 54" E, a distance of 101.73

feet to a point on a curve to the right, having: a radius of 410.00 feet, a central angle of $28^{\circ} 17' 58''$, a chord bearing of $S 66^{\circ} 06' 15'' E$, and a chord length of 200.45 feet; thence along the arc of said curve, an arc length of 202.51 feet; thence $S 51^{\circ} 57' 16'' E$, a distance of 366.36 feet; thence $N 17^{\circ} 30' 05'' E$, a distance of 281.48 feet to the POINT OF BEGINNING; thence $N 73^{\circ} 11' 07'' W$, a distance of 46.20 feet; thence $N 61^{\circ} 53' 22'' W$, a distance of 222.35 feet; thence $N 00^{\circ} 11' 58'' W$, a distance of 481.04 feet to the point of curvature of a curve to the right, having: a radius of 157.36 feet, a central angle of $89^{\circ} 10' 05''$, a chord bearing of $N 44^{\circ} 23' 04'' E$, and a chord length of 220.92 feet; thence along the arc of said curve, an arc length of 244.90 feet to the end of said curve; thence $N 86^{\circ} 20' 06'' E$, a distance of 79.92 feet; thence $S 85^{\circ} 26' 07'' E$, a distance of 24.84 feet; thence $S 06^{\circ} 16' 17'' W$, a distance of 7.55 feet; thence $S 85^{\circ} 26' 07'' E$, a distance of 209.32 feet; thence South, a distance of 594.75 feet; thence West, a distance of 222.28 feet; thence South, a distance of 133.10 feet; thence $S 17^{\circ} 30' 55'' W$, a distance of 8.55 feet to the POINT OF BEGINNING and containing 6.906 acres more or less.

Tract C-3 (PCD-4)

Commence at the Northwest corner of Section 11, Township 39 South, Range 19 East, Sarasota County, Florida; thence along the North line of said Section 11, Township 39 South, Range 19 East, $S 89^{\circ} 31' 37'' E$, a distance of 198.58 feet to a point on the Easterly right of way line of Jacaranda Boulevard; thence along said Easterly right of way line of Jacaranda Boulevard the following three courses and distances: $S 03^{\circ} 33' 06'' W$, a distance of 60.49 feet; thence $S 05^{\circ} 04' 13'' W$, a distance of 369.18 feet; thence $S 00^{\circ} 33' 54'' W$, a distance of 397.89 feet; thence leaving said Easterly right of way line of Jacaranda Boulevard, $S 89^{\circ} 26' 06'' E$, a distance of 284.58 feet to the point of curvature of a curve to the right, having: a radius of 310.00 feet, a central angle of $12^{\circ} 10' 57''$, a chord bearing of $S 83^{\circ} 20' 38'' E$ and a chord length of 65.79 feet; thence along the arc of said curve, an arc length of 65.91 feet to the end of said curve; thence $N 00^{\circ} 33' 54'' E$, a distance of 101.73 feet to a point on a curve to the right, having: a radius of 410.00 feet, a central angle of $01^{\circ} 25' 06''$, a chord bearing of $S 79^{\circ} 32' 41'' E$, and a chord length of 10.15 feet; thence along the arc of said curve, an arc length of 10.15 feet to the POINT OF BEGINNING; thence $N 00^{\circ} 33' 54'' E$, a distance of 562.52 feet to the point of curvature of a curve to the right, having: a radius of 485.00 feet, a central angle of $97^{\circ} 06' 58''$, a chord bearing of $N 49^{\circ} 07' 23'' E$ and a chord length of 727.14 feet; thence along the arc of said curve, an arc length of 822.07 feet to the point of tangency of said curve; thence $S 82^{\circ} 19' 08'' E$, a distance of 41.68 feet; thence $S 06^{\circ} 16' 17'' W$, a distance of 315.13 feet; thence $N 85^{\circ} 26' 29'' W$, a distance of 24.84 feet; thence $S 86^{\circ} 20' 06'' W$, a distance of 79.92 feet to a point on a curve to the left, having a radius of 157.36 feet, a central angle of $89^{\circ} 10' 05''$, a chord bearing of $S 44^{\circ} 23' 04'' W$ and a chord length of 220.92 feet; thence along the arc of said curve, an arc length of 244.90 feet to the point of tangency of said curve; thence $S 00^{\circ} 11' 58''$

E, a distance of 481.04 feet; thence S 61° 53' 22" E, a distance of 222.35 feet; thence S 73° 11' 07" E, a distance of 46.20 feet; thence S 17° 30' 03" W, a distance of 277.34 feet; thence N 51° 57' 16" W, a distance of 366.36 feet to the point of curvature of a curve to the left, having: a radius of 410.00 feet, a central angle of 26° 52' 51", a chord bearing of N 65° 23' 42" W, and a chord length of 190.60 feet; thence along the arc of said curve, an arc length of 192.36 feet to the POINT OF BEGINNING and containing 10.0 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 Sarasota County Ordinance No. 75-38 and any amendments thereto, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. All development on the subject parcel shall comply with Section F.4. Appearance Codes of the Urban Design Overlay District in the Sarasota County Zoning Regulations. This requirement reads as follows:

Mechanical Equipment:

- a. All mechanical equipment, including, but not limited to heating, ventilating, and air conditioning machinery; public utility service fixtures, such as potable water and sewer facilities, telephone and electrical switching equipment, and natural or propane gas tanks, shall be screened from public view; and
 - b. Such screening may include any combination of landscaping and building materials. If building materials are to be utilized for screening purposes, such materials shall be consistent with the architectural design of the principal structure. Screening shall extend at least one foot (1') above the object to be screened.
2. Pursuant to Section B.1.b.(1) of the Planned Commerce Development (PCD) schedule of District Regulations, modifications to the 100' perimeter buffer requirement within the PCD district are as follows:
 - a. 20 feet along the southern boundary;
 - b. 50 feet along the western boundary which borders Jacaranda Boulevard shall be landscaped in accordance with Buffer K, Section 13.14 of the Sarasota County Zoning Ordinance; and
 - c. no perimeter buffers along the northern and eastern boundaries between the internal zoning districts will be provided.

3. Approval for site construction on the south parcel may be granted prior to FDOT approval of the left turn storage lane. Prior to issuance of the engineer's certificate of completion for the first construction plan and issuance of the first building permit for the south parcel, approval from the Florida Department of Transportation (FDOT) shall be obtained for a left turn storage lane on Jacaranda Boulevard at the median opening providing access to the development, if construction is required within the limits of the right of way regulated by FDOT.
4. A 20 foot wide drainage maintenance access easement along the Hardee Road and Fellsmere Road rights-of-way adjacent to the south and east boundaries of the subject parcel shall be available within the perimeter buffers if the respective ditches are ever widened.
5. Development shall be in substantial compliance with the Development Concept Plan, date stamped October 5, 1998 and attached hereto as Exhibit A.
6. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state and local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records, a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.

Section 4. 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.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 9 day of March, A.D., 1999.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

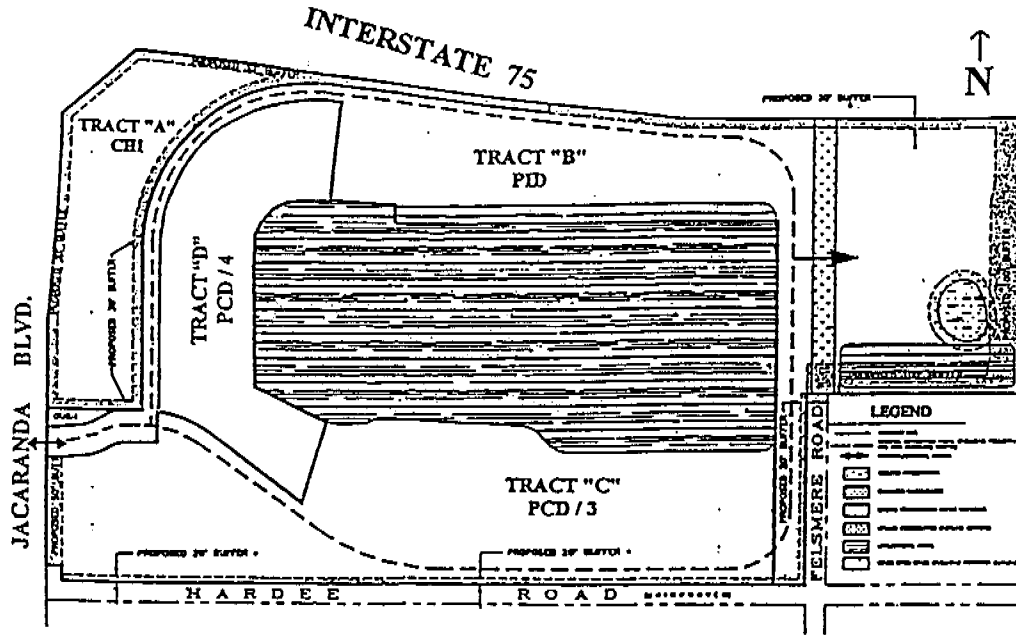
Shannon Shavel
Chairman

ATTEST:

KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By: Linda Harris
Deputy Clerk

**EXHIBIT A
DEVELOPMENT CONCEPT PLAN**



* REQUESTED DEVIATION FROM BUFFER REQUIREMENTS OF ZONING ORDINANCE BASED ON CONSISTENT ADJACENT LAND USE DESIGNATION OF MICRODIP AND APPROVED IN ORDINANCE 94-35 AS AMENDED.

DESIGNATED OPEN SPACE TABULATION						
	CHI		PID		PCD	
TOTAL AREA	10.0 ACRES		33.8 ACRES		63.9 ACRES	
WETLAND PRESERVATION	0.0 ACRES	0%	0.6 ACRES	2%	0.0 ACRES	0%
ENHANCED WATERCOURSE	0.0 ACRES	0%	1.6 ACRES	5%	0.0 ACRES	0%
UPLAND PRESERVATION (WETLAND BUFFER)	0.0 ACRES	0%	0.4 ACRES	1%	0.0 ACRES	0%
LAKE/LITTORAL AREAS	0.0 ACRES	0%	3.6 ACRES	11%	24.2 ACRES	38%
OTHER OPEN SPACE	3.0 ACRES	30%	3.9 ACRES	12%	1.5 ACRES	2%
TOTAL OPEN SPACE	3.0 ACRES	30%	10.1 ACRES	30%	25.7 ACRES	40%

NOTES:

- INTERNAL CIRCULATION ALIGNMENTS, LAKE/LITTORAL AREAS, MITIGATION AREAS AND DESIGNATED OPEN SPACE AREAS ARE CONCEPTUAL, SUBJECT TO CHANGE AND WILL BE DELINEATED AT THE SITE AND DEVELOPMENT PLAN APPROVAL STAGE.
- ALL ACRESAGES SHOWN ARE APPROXIMATE.
- CHI SIGNAGE WILL BE PROVIDED FOR EACH BUSINESS OR USE AS DESCRIBED IN THE SARASOTA COUNTY ZONING ORDINANCE. PID AND PCD SIGNAGE WILL BE PROVIDED FOR EACH LOT OR PARCEL WHETHER SUCH LOT OR PARCEL IS A UNIT WITHIN A LAND CONDOMINIUM OR PART OF A SUBDIVISION PLAT.
- LAKE/LITTORAL AREAS MAY ENCRoACH INTO WETLAND BUFFERS AS REQUIRED TO PROVIDE HYDRAULIC CONNECTION, SUBJECT TO THE APPROVAL OF THE NATURAL SCIENCES DIVISION.
- THE EXACT LOCATIONS AND NUMBER OF INTERNAL ACCESS POINTS TO BE DETERMINED AT THE SITE AND DEVELOPMENT STAGE AND TO CONFORM TO THE REQUIREMENTS OF THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS. ACCESS WILL BE PROVIDED TO EACH INDIVIDUAL LOT/PARCEL WITHIN THE COMMERCIAL AREAS VIA THE INTERNAL CIRCULATION ROUTE WHICH IS TO BE CONSTRUCTED WITH A MINIMUM OF TWO TRAVEL LANES AND A CENTER TURN LANE. ACCESS MANAGEMENT GUIDELINES FOR THE COMMERCIAL AREAS HAVE BEEN APPROVED BY THE SARASOTA COUNTY TRANSPORTATION DEPARTMENT. THE BICYCLE/PEDESTRIAN SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE ADOPTED BIK/PEP PLAN PROVIDED TO SARASOTA COUNTY PLANNING DEPARTMENT ON SEPTEMBER 26, 1998.
- INTERNAL BUFFERS BETWEEN INTERNAL ZONING DISTRICTS NOT PROVIDED PURSUANT TO SECTION 13.116 OF SARASOTA COUNTY ORDINANCE NO. 75-24.
- THE DEVELOPMENT WILL BE PHASD IN ACCORDANCE WITH THE PHASING PLAN APPROVED PURSUANT TO THE SARASOTA COUNTY ORDINANCE NO. 94-29 AS AMENDED (DEVELOPMENT ORDER FOR THE SARASOTA COUNTY INTERSTATE BUSINESS CENTRAL

OCT 20 1999
PLANNING DEPARTMENT
CURRENT DIVISION

STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILES IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL THIS DATE
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
OFFICE CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: *Karen E. Rushing*
DEPUTY CLERK