




Please record and return to Leigh Riley
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000131882 7 PGS
2000 OCT 17 01:56 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RKRONENW Receipt#082131

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 Anna Purser, and described in Ordinance No 2000-045 attached hereto, has been rezoned to a CG (Commercial, General) zone district and OPI (Office, Professional and Institutional) zone district pursuant to Rezone Petition No 99-24 filed by William E Merrill, Agent, and granted by Sarasota County on July 26, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

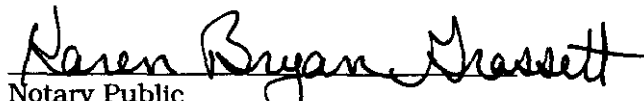
(Stipulations and limitations are those described in Section 3 of Ordinance No 2000-045, attached hereto)


Executive Director
Growth Management Business Center

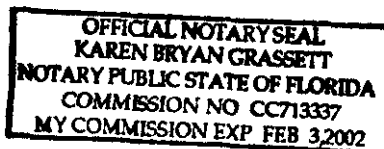
STATE OF FLORIDA
COUNTY OF SARASOTA

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 13th day of October, A D. 2000


Notary Public
State of Florida at Large

This instrument prepared by.
Nancy Higgins



OFFICIAL RECORDS INSTRUMENT # 2000131882 7 PGS

FILED FOR RECORD

ORDINANCE NO 2000-045

2000 AUG 15 PM 1:12
 FILED
 CLERK OF COURT
 SARASOTA COUNTY
 FLORIDA

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; PROVIDING FOR AMENDMENT TO THE BEE RIDGE/CATTLEMEN ROAD SECTOR PLAN NO. 83-01-SP-B-SOUTH (RESOLUTION NO. 87-238), 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. 99-24, 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 5.00 acres ± from RMF-2 (Residential, Multi-Family, 9 units/acre) to CG (Commercial, General) and OPI (Office, Professional and Institutional) for the following described property located in Sarasota County, Florida:

South of Bee Ridge Road and 1060' ± West of Cattlemen Road, more particularly described as follows

A Tract of land in Section 1, Township 37 South, Range 18 East, Sarasota County, Florida, from RMF-2 (Residential, Multi-Family [9-units/acre]) to CG (Commercial, General) described as follows

Commence at the Northwest corner of said Section 1, Township 37 South, Range 18 East, thence, South 89°59'51" East, along the North line of said Section 1-37-18, also the centerline of Bee Ridge Road, 2788 46 feet, thence, South 00°00'09" West, 25.00 feet to the South right of way line of said Bee Ridge Road for a POINT OF BEGINNING, thence, South 89°59'51" East, along said South right of way line of Bee Ridge Road, 330 00 feet, thence, South 00°00'09" West, 406 56 feet; thence, North 89°59'51" West, 330 00 feet, thence, North 00°00'09" East, 406 56 feet, to the POINT OF BEGINNING, LESS the maintained right of way for Bee Ridge Road

A Tract of land in Section 1, Township 37 South, Range 18 East, Sarasota County, Florida, from RMF-2 (Residential, Multi-Family [9-units/acre]) to OPI (Office, Professional, and Institutional) described as follows

Commence at the Northwest corner of said Section 1, Township 37 South, Range 18 East, thence, South 89°59'51" East, along the North line of said Section 1-37-18, also the centerline of Bee Ridge Road, 2788 46 feet, thence, South 00°00'09" West, 25 00 feet to the South right of way line of said Bee Ridge Road; thence, South 89°59'51" East, along said South right of way line of Bee Ridge Road, 330 00 feet, thence, South 00°00'09" West, 406 56 feet for a POINT OF BEGINNING, thence, continue South 00°00'09" West 253 44 feet, thence, North 89°59'51" West, 330 00 feet, thence, North 00°00'09" East, 253 44 feet, thence, South 89°59'51" East 330 00 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 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 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 or 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.
- 2 All outdoor refuse collection, storage areas, and mechanical equipment shall be screened in accordance with Section 11.6 f of the Zoning Ordinance. All loading areas shall be screened in accordance with Section 11.6 k of the Zoning Ordinance.
- 3 A pedestrian connection shall be provided from Center Pointe Place to the Centergate Village Center along the eastern side of the subject parcel. Pedestrian connection shall also be provided from Bee Ridge Road to the subject parcel.
- 4 No structures shall be permitted within 50 feet of the southerly property line.
- 5 All structures in the OPI zone district within 100 feet of the west and south property lines shall be limited to a maximum of twenty-five feet (25') in height.
- 6 Ground signage along Bee Ridge Road or visible from Bee Ridge Road shall be limited to one (1) monument sign not to exceed ten feet (10') in height that identifies all businesses on the subject parcel. Any changeable copy shall be limited to two (2) lines of changeable copy and shall not exceed 40% of the copy portion of the sign. This stipulation shall not be construed to prohibit other signs as permitted by the Sarasota County Zoning Regulations.
- 7 The existing oak trees on the subject parcel shall be retained to the maximum extent possible and in accordance with Sarasota County's Tree Protection Ordinance.
- 8 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
- 9 Within 200 feet of Bee Ridge Road, there shall be a maximum of one access point to the joint use driveway from the subject parcel.
- 10 Ingress/egress along the joint use driveway between the proposed development and the shopping center to the east adjacent to the subject parcel, shall be limited by one of the two following stipulations:
 - a) All ingress and egress access from the subject development to the joint use driveway within 200 feet of Bee Ridge Road (measured from the northbound approach stop bars of Bee Ridge Road to the inside edge of pavement of the access) shall be limited to right-in/right-out only. The improvements shall be

included in the construction plans for the first development on the subject parcel
The improvements shall be the responsibility of the developer of the subject parcel
and shall not be bonded

- b) Any access to the subject development from the joint use driveway within 200 feet of Bee Ridge Road shall be limited to right-in ingress only and all other turning movements shall be precluded with a 4-foot wide raised traffic separator. The traffic separator shall be located between the northbound and southbound lanes and extend from the northbound stop bar to a minimum of 25 feet beyond the access. There shall be no full ingress/egress access to the subject development from the joint use driveway within 200 feet of Bee Ridge Road (measured from the northbound approach stop bars of Bee Ridge Road to the inside edge of pavement of the access). Also, a second northbound left-turn lane shall be constructed at the Bee Ridge Road/Maxfield Road intersection (resulting in three lanes: two northbound left-turn lanes and one shared thru/right-turn lane). The construction of the additional turn lane shall include any necessary median modifications on Bee Ridge Road and the construction of any channelization, traffic separators, pavement markings, signage, or other traffic control devices needed to allow southbound traffic entering the shopping center to be free flow. The improvements shall be included in the construction plans for the first development on the subject parcel. The improvements shall be the responsibility of the developer of the subject parcel and shall not be bonded.
- 11 Prior to Construction Plan approval for the development on the subject parcel, the developer shall provide a traffic signal timing plan and traffic analysis that demonstrates that the roadway level of service is maintained on all significantly impacted road segments and intersections. The traffic signal timing plan is subject to approval by the Sarasota County Public Works Transportation Operation and the Florida Department of Transportation. The traffic analysis is subject to the approval of Sarasota County Public Works Transportation Planning.

Section 4 Providing for an Amendment to the Bee Ridge/Cattlemen Road Sector Plan No 83-01-SP-B-South (Resolution No 87-238) In accordance with Section C 2 of Exhibit "A" of the Critical Area Planning Regulations adopted by Sarasota County Ordinance No 97-074, and based on the evidence and testimony and the foregoing findings, the Board of County Commissioners hereby redesignates the subject parcel from "Church" to Commercial (3.08 acres ±) and Office (1.92 acres ±) and adopts the revised Bee Ridge/Cattlemen Road Sector Plan No 83-01-SP-B-South Future Land Use Plan, Figure 1, attached hereto as Exhibit "A"

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.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 26 day of July, A/D 2000

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

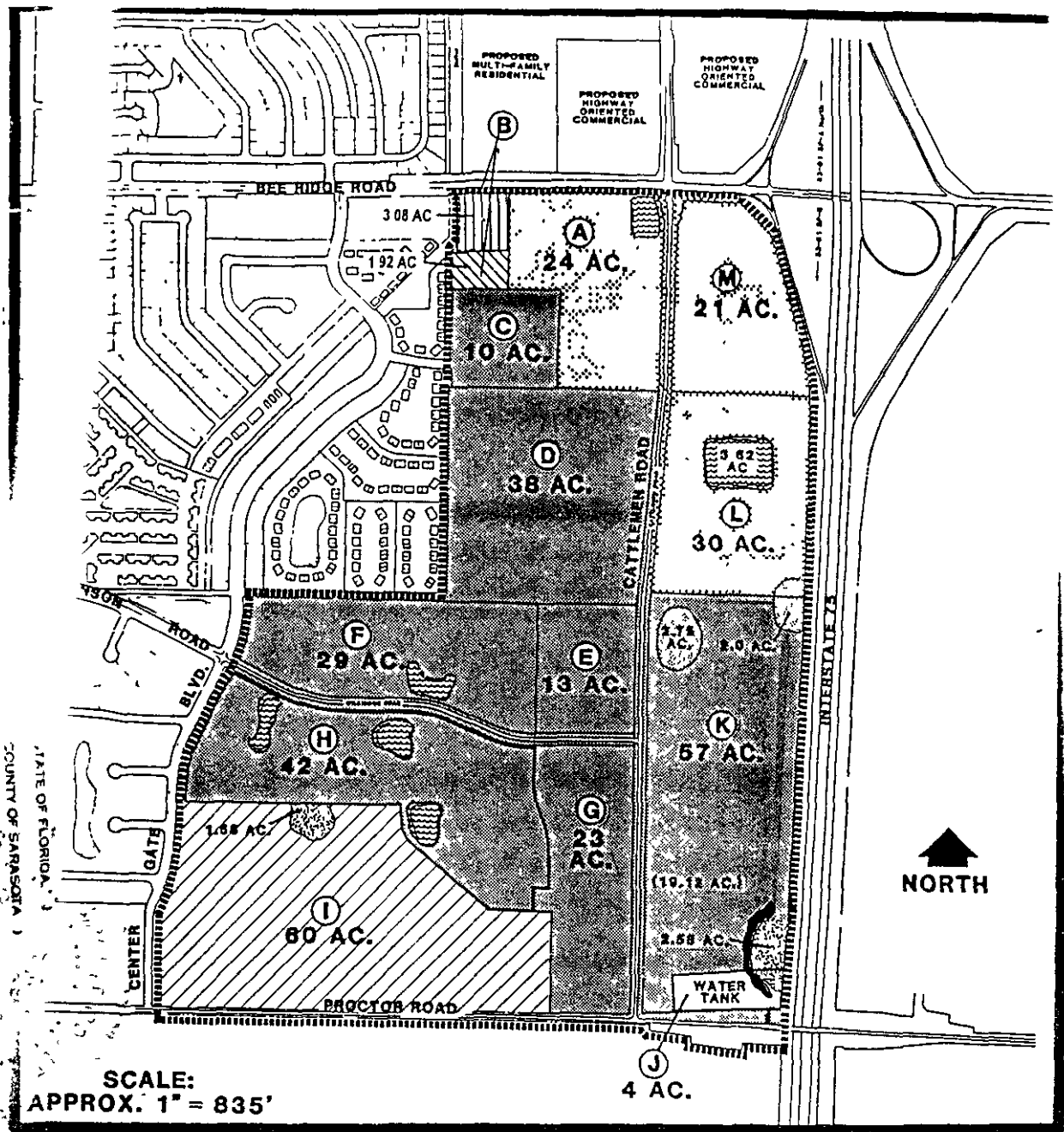
Chairman

ATTEST

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










By *Patricia A. Spind*
Deputy Clerk

EXHIBIT "A"



SCALE:
APPROX. 1" = 835'

BEE RIDGE/I-75
SECTOR PLAN 83-01-SP-B-SOUTH
Future Land Use Plan, Figure 1
■■■■■■■■ SECTOR PLAN BOUNDARY

- | | | | |
|---|--|---|---------------------------|
|  | COMMERCIAL |  | WETLAND FRINGING HAMMOCK |
|  | OFFICE |  | SWAMPS |
|  | COMMERCIAL SHOPPING CENTER |  | WET PRAIRIES |
|  | MODERATE DENSITY RESIDENTIAL
4.0-6.0 UNITS PER ACRE |  | RETENTION/DETENTION AREAS |
|  | LOW DENSITY RESIDENTIAL
1.0-4.5 UNITS PER ACRE | | |

(A) PARCEL LETTER

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 OFFICE SEAL THIS DATE.

KAREN E. RUTKINS, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY: *[Signature]*
DEPUTY CLERK

2000.1A