

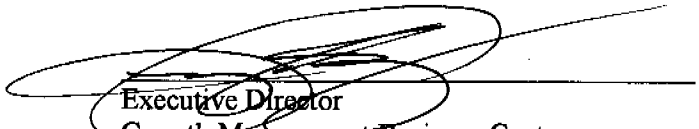


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000073866 8 PGS
2000 JUN 12 10:45 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCLINGER Receipt#046614

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 Stephen F. Iulo, and described in Ordinance No. 2000-027 attached hereto, has been rezoned to RSF-4 (Residential, Single Family, 5.5 units/acre) and OUE-2 (Open Use, Estate, 1 unit/2 acres) zone districts pursuant to Rezone Petition No. 00-04 filed by Robert Medred, Agent, and granted by Sarasota County on March 15th, 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. 2000-027, 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 6th day of June, A.D. 2000.


Nancy J. Higgins
Nancy J. Higgins
Notary Public
Commission # CC 936530
Expires May 15, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

This instrument prepared by:
Nancy Higgins
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

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JUN 16 2000
BY GROWTH MANAGEMENT

2000 MAR 23 PM 2: 56

MARSHALL L. AN
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

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. 00-04, 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 4.45 acres ± from OUE-1 (Open Use, Estate, 1 unit/5 acres) to RSF-4 (Residential, Single Family, 5.5 units/acre) and OUE-2 (Open Use, Estate, 1 unit/2 acres) for the following described property located in Sarasota County, Florida:

Southwest corner of Ashton Road and Gantt Road, more particularly described as follows:

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DEPT. OF PLANNING & ESTABLISHMENT
TALLAHASSEE, FLORIDA

Part of Tract 19, Woods Ranches; all that part of Tract No. 1, Block 3 of Sarasota-Venice Company's Subdivision of Section 12, Township 37 South, Range 18 East (Plat Book "A" Page 68 Sarasota County, Public Records). Lying within the following described boundaries:

OUE-1 to RSF-4

Commence at the Northeast corner of the Southwest $\frac{1}{4}$ of Section 12, Township 37 South, Range 18 East (center of said Section 12); thence South $00^{\circ}09'55''$ West along the East line of the Southwest $\frac{1}{4}$ of said Section 12, a distance of 349.38 feet; thence North $89^{\circ}22'10''$ West, a distance of 383.67 feet to the Point of Beginning; thence continue North $89^{\circ}22'10''$ West, a distance of 284.02 feet; thence North $00^{\circ}08'39''$ East a distance of 307.98 feet to the South Right of Way line of Ashton Road; thence South $89^{\circ}29'26''$ East along said Right of Way line, a distance of 284.02 feet, said Right of Way line being 40.00 feet South of and parallel to the centerline of Ashton Road; Thence South $00^{\circ}08'39''$ West a distance of 308.58 feet to the Point of Beginning.

OUE-1 to OUE-2

Commence at the Northeast corner of the Southwest $\frac{1}{4}$ of Section 12, Township 37 South, Range 18 East (center of said Section 12); thence South $00^{\circ}09'55''$ West along the East line of the Southwest $\frac{1}{4}$ of said Section 12, a distance of 349.38 feet; thence North $89^{\circ}22'10''$ West, a distance of 40.00 feet to the West Right of Way line of Gantt Road for a Point of Beginning; thence continue North $89^{\circ}22'10''$ West, a distance of 343.67 feet; thence North $00^{\circ}08'39''$ East a distance of 308.58 feet to the South Right of Way line of Ashton Road; thence South $89^{\circ}29'26''$ East along said Right of Way line, a distance of 343.78 feet to the intersection of said South Right of Way line of Ashton Road and the West Right of Way line of Gantt Road, said South Right of Way line being 40.00 feet South of and parallel to the centerline of Ashton Road; thence South $00^{\circ}09'55''$ West along said West Right of Way line of Gantt Road, said Right of Way line being 40.00 feet West of and parallel to the centerline of Gantt Road, a distance of 309.31 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, 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.

2. Development on the RSF-4 zoned portion of the subject parcel shall be limited to 4.99 dwelling units per acre.
3. Prior to the submittal of any preliminary plans for the RSF zoned portion of the subject parcel, any open runs for animals shall be located no closer than 75' from any property line, including the west property line between the OUE and RSF zoned portions of the subject parcel, and shall be screened by an opaque barrier all in accordance with Section B.18. of the OUE schedule of District Regulations .
4. The Developer shall record in the public records a written notice to prospective lot purchasers as to the existence of a commercial animal clinic with kennel facilities operating on the OUE zoned portion of the subject parcel which notice shall be recorded at time of the recording of a final record plat or condominium plat/survey and which recording information shall be set forth within such plat.

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.

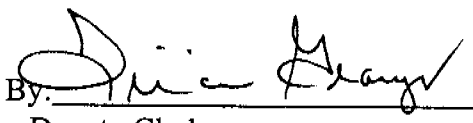
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 15th day of March, A.D., 2000.

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: 
Deputy Clerk

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 3-29-00
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY: 
DEPUTY CLERK