



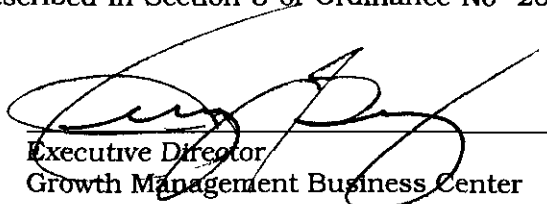
Please record and return to Leigh Riley
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000131886 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 Patricia Kling, and described in Ordinance No. 2000-046 attached hereto, has been rezoned to a RSF-1 (Residential, Single Family, 2.5 units/acre) zone district pursuant to Rezone Petition No. 00-06 filed by Robert Medred, 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

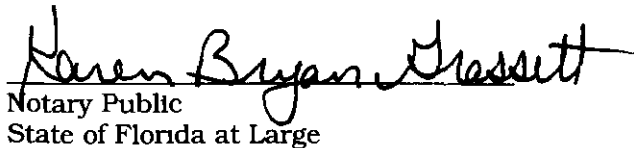
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2000-046, attached hereto)


Executive Director
Growth Management Business Center

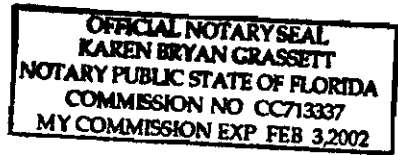
STATE OF FLORIDA
COUNTY OF SARASOTA

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



RECORDERS MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received

BOOK RECORDS
FILE RECORD
2000 J AM 9:49

ORDINANCE NO 2000-046

2000 AUG 15 PM 1:12
FILED
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING
OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY
ORDINANCE NO. 75-38, RELATING TO ZONING WITHIN
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 00-06, 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 52.09 acres ± from OUE-1 (Open Use, Estate, 1 unit/5 acres) to RSF-1 (Residential, Single Family, 2.5 units/acre) for the following described property located in Sarasota County, Florida

East and West of Hackamore Road and 1370' ± North of

Proctor Road, more particularly described as follows:

Parcel 1:

A parcel of land situated in Section 6, Township 37 South, Range 19 East, Sarasota County, Florida being more particularly described as follows; commence at the Northeast corner of Country Creek Subdivision as recorded in Plat Book 28, Pages 43, 43A through 43D, Public Records of Sarasota County, Florida, thence, South 02°47'59" West, along the East line of said Country Creek Subdivision, a distance of 2.99 feet to a point marking the center of said Section 6, as shown on said Country Creek Subdivision, said point being the POINT OF BEGINNING, thence, South 88°52'03" East, along the South boundary line of Lake Sarasota, Unit No 8, as recorded in Plat Book 8, Page 89 and the South boundary line of Lake Sarasota, Unit No. 9, as recorded in Plat Book 8, Page 90, of said Public Records, a distance of 1319.42 feet; thence, South 02°46'21" West, a distance of 1440.29 feet; thence, North 88°50'49" West, a distance of 660.28 feet; thence, North 01°56'50" East, a distance of 46.42 feet; thence, North 89°59'34" West, a distance of 659.63 feet to a point on the aforementioned East line of Country Creek Subdivision, thence, North 02°47'59" East, along said East line, a distance of 1406.60 feet to the POINT OF BEGINNING Subject to a 25-foot wide ingress and egress easement along the East side

Parcel 2.

A parcel of land situated in Section 6, Township 37 South, Range 19 East, Sarasota County, Florida being more particularly described as the West ½ of the Southeast ¼ of the Southeast ¼, LESS tract described as: Begin at the Southwest corner of the Southeast ¼ of the Southeast ¼; thence, North 370 feet; thence, East 210 feet; thence, North 50 feet; thence, East 103.72 feet; thence, South 420 feet; thence, West 313.72 feet; to the POINT OF BEGINNING, lying and being in Section 6, Township 37 South, Range 19 East, Sarasota County, Florida, ALSO LESS County Road Right of Way, ALSO LESS tracts described in O.R. Book 567, Page 233, O.R. Book 675, Page 470 and O.R. Book 836, Page 780, of the Public Records of Sarasota County, Florida

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. A determination will be made by the Office of Environmental Engineering prior to preliminary plat approval whether any of the existing wells can be converted for irrigation use.
3. Any wells deemed to be abandoned by the Sarasota County Health Department, shall be plugged by a licensed well driller in an approved manner prior to earthmoving, excavation or demolition of existing homes.
4. The Phillippi Creek watershed model shall be used as a basis of review for the subject site (both Phases) to demonstrate that it will not result in increases in off-site flood levels for the 100-year design storm. Site specific information (i.e., topography) which constitutes the best available data shall be used initially to update the existing conditions model, as applicable.
5. The wetland and associated upland vegetative buffer shall be maintained as a preserve and labeled a preserve on all plans. All activities involving filling, excavating, removing of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection Services.
6. The developer shall widen Hackamore Road to a minimum of 22 feet from Proctor Road to the northern most access to the subject parcel. The edge of pavement shall be saw-cut, new base shall be placed in the widened portion, and the roadway shall be resurfaced over the entire roadway width. The improvement shall be included in the construction plan submittal for the proposed development. The improvement shall be completed prior to issuance of the first letter/certificate of completion of the initial phase of development.
7. Development on the subject parcel shall be limited to a total of 30 dwelling units on Parcel 1 and 8 dwelling units on Parcel 2.
8. Prior to the issuance of the first Certificate of Occupancy, the property owner shall purchase and erect signs along all property lines which abut OUE zoned properties, providing notice that the site is adjacent to agriculturally zoned land. These signs shall be placed at increments of not greater than 500 feet with the sign face oriented toward the subject parcels. These signs shall state, "This property is zoned for Agriculture. At times, odor, noise,

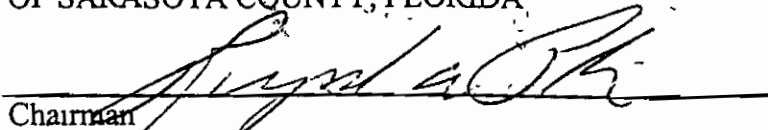
spraying and insects occur due to normal food production and or the raising or boarding of animals. The adjacent property owner's right to continue agricultural operations is protected by Florida Statute 823.14 Parties interested in locating adjacent or near this property should take this into consideration " These signs may only be removed at such time as the abutting property is rezoned to any district other than OUA, OUR, or OUE. This same language shall also be included in the Declaration of Covenants and Restrictions for the subdivision at the time of Final Plat approval.

- 9 A six foot high opaque fence shall be constructed on the south boundary and the northerly 1000 feet of the east boundary of Parcel 1, and the north, south, and east boundaries of Parcel 2 These fences shall be placed a minimum of five feet from the boundary. Any existing barbed wire fences that exist on these same property lines shall also remain to further protect livestock which may exist on adjacent properties.
- 10 The existing trees within 15 feet of the north property line for those lots which abut the Lake Sarasota subdivision shall be preserved prior to and after construction of the single family homes on the subject parcel. This stipulation shall not preclude limited clearing for the interconnection of utilities or drainage improvements
- 11 Prior to Preliminary Plan submittal, the Applicant shall demonstrate compliance with Section C10 of the Development Improvements Technical Manual of the Land Development Regulations, Ordinance 81-12, as amended.

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 24th 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

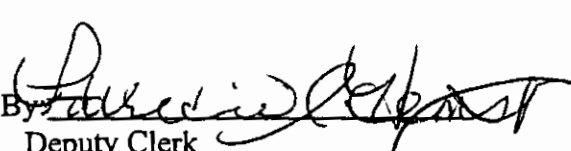
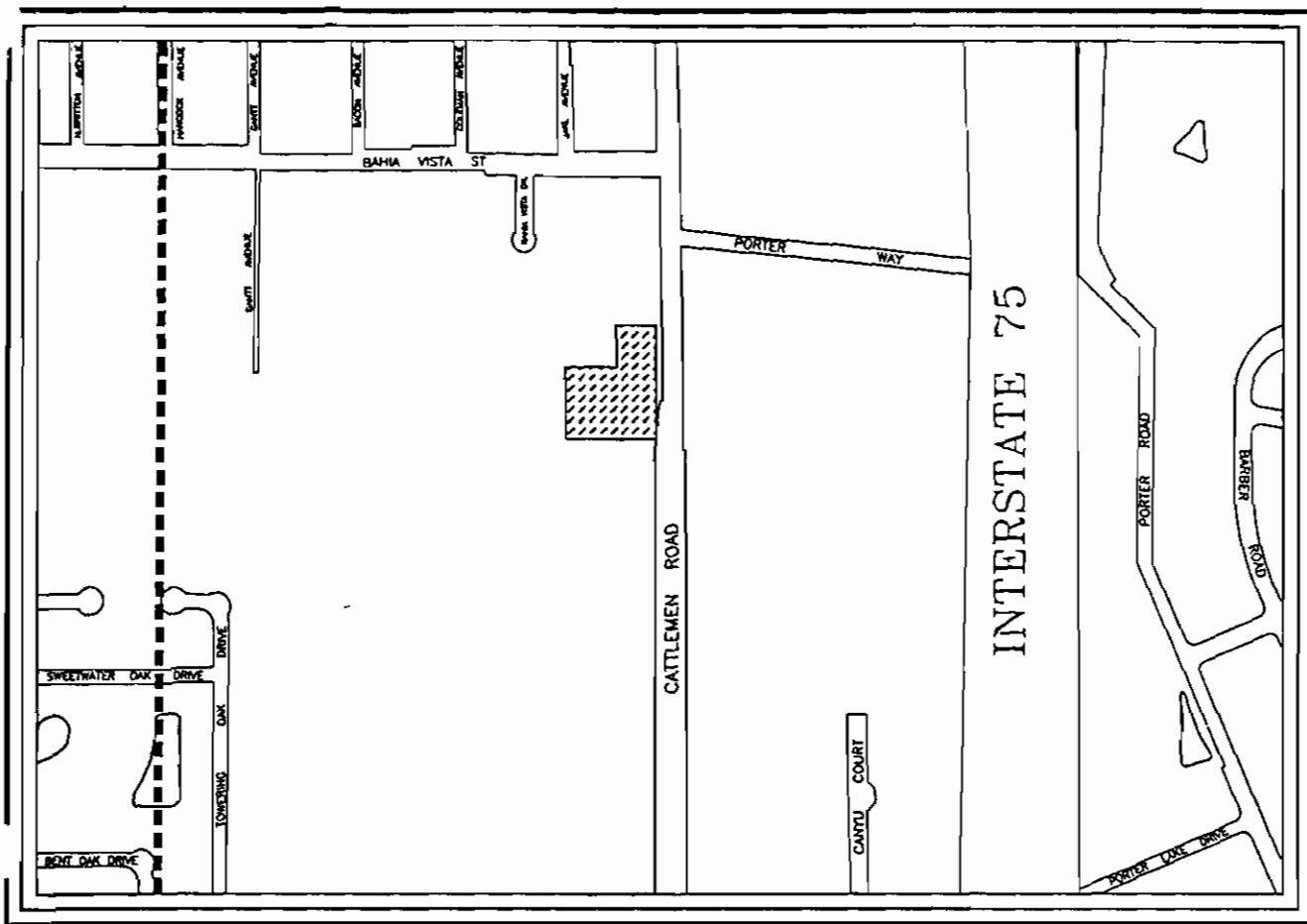
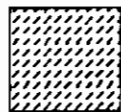

By _____
Deputy Clerk

EXHIBIT "A"



P 10043 01/01/973 00RLOW

AMENDMENT TO ADOPTED I-75 CORRIDOR STUDY FUTURE LAND USE PLAN MAP (NO 86-01-SP)



AREA OF AMENDMENT TO REDESIGNATE A 1.99 ACRE± PARCEL FROM MODERATE DENSITY RESIDENTIAL TO OFFICE/ MULTI-FAMILY RESIDENTIAL AREA AND CORRIDOR



I-75 CORRIDOR STUDY BOUNDARY

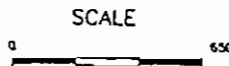
STATE OF FLORIDA
 COUNTY OF SARASOTA

I HEREBY CERTIFY THAT THE FOREGOING IS A
 TRUE AND CORRECT COPY OF THE ORIGINAL FILES
 AS OFFICE WITNESS AND AN OFFICIAL
 OF THE STATE OF FLORIDA

[Signature]
 CLERK OF THE CIRCUIT COURT
 IN AND FOR THE COUNTY OF SARASOTA, FLORIDA

[Signature]
 DEPUTY CLERK

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3000-046