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KAREN E. RUSHING

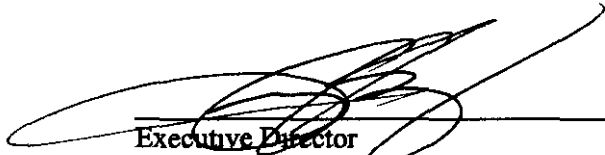
NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RVENABLE Receipt#064716



The following property located in Sarasota County, Florida, owned by Mr. William Hyde, President, and described in Ordinance No. 2000-036 attached hereto, has been rezoned to a CI (Commercial, Intensive) zone district with amended stipulations pursuant to Rezone Petition No 00-07 filed by Bruce Franklin, Agent, and granted by Sarasota County on April 26, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

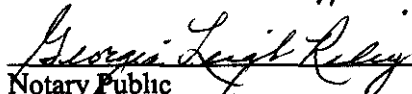
(Stipulations and limitations are those described in Section 3 of Ordinance No 2000-036, attached hereto)


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 11th day of August, A.D. 2000


Notary Public
State of Florida at Large



Georgia Leigh Riley
Commission # CC 930635
Expires April 23, 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

✓ Lee
Reilly

FILED FOR RECORD
2000 MAY -5 AM 6:57

ORDINANCE NO. 2000-036

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. 00-07, 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 3.00 acres ± from CI (Commercial, Intensive) with stipulations to CI (Commercial, Intensive) with amended stipulations for the following described property located in Sarasota County, Florida:

West of U.S. 41 and 890' ± South of Stickney Point Road, more particularly described as follows:

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DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

Commence at the Southwest intersection of State Road No. 782, whose right-of-way is 66 feet and State Road No. 45 (U.S. Highway 41, Taimiami Trail) whose right-of-way is 66 feet in Section 17, Township 37 South, Range 18 East, Sarasota County, Florida; thence S 38° 49' 09" E, along the Southwesterly right-of-way of said State Road No. 45 a distance of 890.0 feet; thence S 51° 04' 51" W, 20.0 feet to the new Southwesterly right-of-way of State Road No. 45 for Point of Beginning; thence S 38° 49' 09" E, along said new right-of-way 360.00 feet; thence S 51° 04' 51" W, 380.0 feet; thence N 38° 49' 09" W, 200 feet; thence N 51° 04' 51" E, 50.0 feet; thence N 38° 49' 09" W, 130.0 feet; thence S 51° 04' 51" W, 200.0 feet to the Northeastly right-of-way of 50 feet wide Avenue "A"; thence N 38° 49' 09" W, along said right-of-way 30.0 feet; thence N 51° 04' 51" E, 530.0 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:

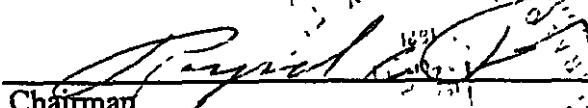
1. No outdoor loud speaker system shall be permitted on the subject parcel.
2. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
3. A landscape buffer in accordance with Section 13.14 "A" of the Zoning Ordinance containing a 6 ft. high concrete block wall with stucco finish shall be provided along the western property line.
4. A buffer 5 ft. in width, landscaped in accordance with Section 13.14 "A" shall be provided within the northern portion of the subject parcel. Vehicular ingress from Avenue A shall be permitted provided however, no vehicular egress shall be permitted and a trip activated gate shall be installed prior to the issuance of a certificate of occupancy on the subject parcel to prevent such egress. This stipulation may, in the future, be modified by the Board through the rezoning process, to preclude vehicular access to Avenue A if such access is found to be creating additional adverse impacts on Avenue A.
5. 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, in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction plan approval, the Owner shall be required to record in public records a Notice To Purchaser, approved by Sarasota County, putting purchasers on notice that maintenance of drainage facilities is a private responsibility.

6. Refuse areas shall be visually screened in accordance Section 11 6.f of the Sarasota County Zoning Ordinance.

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 26th day of April, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

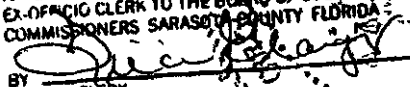

Chairman

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 5-5-08
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT,
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS SARASOTA COUNTY FLORIDA
BY: 
DEPUTY CLERK