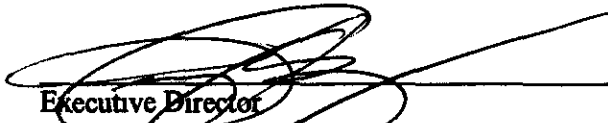


**NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE**

The following property located in Sarasota County, Florida, owned by John H Green, and described in Ordinance No 2000-032 attached hereto, has been rezoned to a RMF-2 (Residential, Multi-Family, 9 units/acre) zone district pursuant to Rezone Petition No 00-08 filed by Leonard Garner, Agent, and granted by Sarasota County on April 25th, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

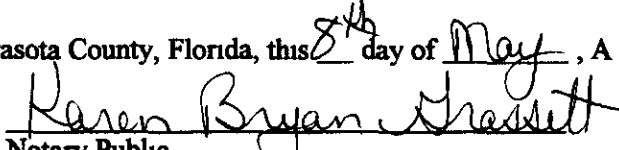
(Stipulations and limitations are those described in Section 3 of Ordinance No 2000-032, attached hereto)

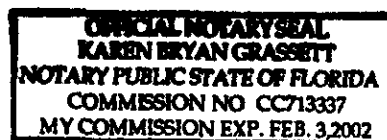

Executive Director
Growth Management Business Center

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 8th day of May, A D 2000


Notary Public
State of Florida at Large



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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000059632 4 PGS
2000 MAY 11 03:12 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#037717

BOARD RECORDS
FILED FOR RECORD

2000 MAY -2 AM 10-25
2000 MAY -2 AM 10-25

ORDINANCE NO 2000-032

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 00-08, 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 4.98 acres ± from OUE-1 (Open Use, Estate, 1 unit/5 acres) to RMF-2 (Residential, Multi-Family, 9 units/acre) for the following described property located in Sarasota County, Florida

Southeast corner of Venice Avenue and Clermont Road, more particularly described as follows.

Tract 36, Venice Farms, as per Plat thereof recorded in Plat Book 2, Page 179, 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.

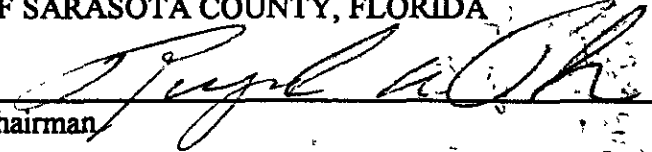
- 1 The development shall be limited to a maximum of two (2) access points to Clermont Road The northernmost access shall be a minimum of 230 feet from Venice Avenue (measured inside the edge of the pavement to inside the edge of the pavement).
- 2 Prior to the issuance of any Certificate of Occupancy, Clermont Road shall be widened to 22 feet, in accordance with Appendix D2 of the Land Development Regulations, from Venice Avenue to the southernmost access point of the subject parcel on the local road The entire pavement width shall be resurfaced for the entire length of the roadway where the widening is required. The improvements shall be included in the construction plans
3. 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
- 4 Development of the subject parcel shall comply with the Venice Avenue Corridor Plan (Ordinance No 89-074) and shall adhere to the urban design conditions contained in the "Gateway to Venice Urban Design District", adopted by Ordinance No 94-074.
- 5 The Property 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
- 6 Outdoor refuse areas shall be set back a minimum of 50 feet from the east and south property lines and shall be screened in accordance with Section 11 6.f of the Zoning Ordinance

- 7 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets
- 8 Outdoor recreation areas shall not be illuminated from 10 00 p m to 7 00 a m Sunday through Thursday, and from 11 00 p m to 7 00 a m Friday and Saturday
- 9 No structures in excess of thirty-five feet (35'), including any level used for parking, shall be located within one hundred-fifty feet (150') of the southern property line

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

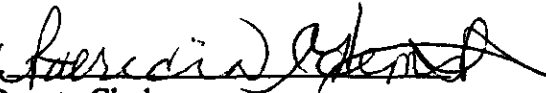
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 25 day of April, A D , 2000

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

