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**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 Geddes and Betty Kujaneck, and described in Ordinance No 2000-033 attached hereto, has been rezoned to a OPI (Office, Professional and Institutional) zone district pursuant to Rezone Petition No 00-09 filed by Geddes Kujaneck, Owner, and granted by Sarasota County on April 25<sup>th</sup>, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

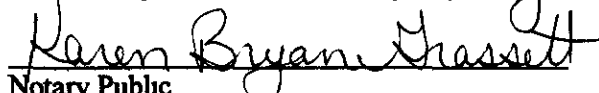
(Stipulations and limitations are those described in Section 3 of Ordinance No 2000-033, attached hereto)

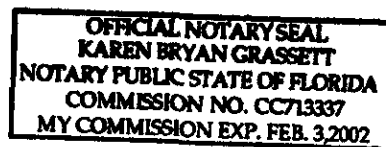
  
Executive Director  
Growth Management Business Center

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 8<sup>th</sup> 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, 5<sup>th</sup> Floor  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2000059631 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

ORDINANCE NO. 2000-033

2000 MAY -2 AM 10: 37

CLERK OF CIRCUIT COURT  
SARASOTA COUNTY

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. 00-09, 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 4.96 acres ± from RE-2 (Residential, Estate, 1 unit/acre) to OPI (Office, Professional and Institutional) for the following described property located in Sarasota County, Florida:

West of Pine Street and 2550' ± south of Dearborn Street, more particularly described as follows:

All of Lots 618 and 619, "Englewood Gardens # 2", as per Plat thereof recorded in Plat Book 4, Page 36, of the Public Records of Sarasota County, Florida, Less those lands taken for road right-of-way by Sarasota County, Florida, said parcel being more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 40 South, Range 20 East, Sarasota County, Florida; thence N 1° 9' 00" E, as shown on said Plat, along the Easterly boundary line of said Section 31, a distance of 2,912 feet as shown above described plat of "Englewood Gardens # 2", thence S 89° 12' 50" W, along the Southerly boundary line of above described "Englewood Gardens # 2", a distance of 40.01 feet to an intersection with the Westerly right-of-way line of Pine Street; thence N 1° 09' 00" E, along said right-of-way line, a distance of 391.67 feet to an intersection with the Northerly boundary line of said lot 619; thence N 88° 51' 00" W, along the Northerly boundary line of said Lot 619, a distance of 543.00 feet to the Northwest corner of said Lot 619; thence S 1° 09' 00" West, along the Westerly boundary lines of said Lots 619 and 618, a distance of 406.20 feet to the Southwest corner of said Lot 618; thence N 89° 37' 02" E, along the Southerly boundary line of said Lot 618, a distance of 543.19 feet to the Point of Beginning.

All lying in and being a part of Section 31, Township 40 South, Range 20 East, 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, 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. Prior to or concurrent with any further development on the subject parcel, a northbound to westbound left-turn lane shall be constructed at access to the subject parcel. The improvement shall be included in the construction plans submitted for the subject parcel.
3. All development on the subject parcel shall comply with the Pine Street, Dearborn Street, and South River Road Sector Plan (No. 89-01-SP) adopted by Ordinance No. 93-059 as may be amended

- 4. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
- 5. Refuse areas shall be setback at least 50 feet from any property line and shall be visually screened in accordance with Section 11 6 f. of the Zoning Ordinance.
- 6. Prior to the commencement of any OPI use on the subject parcel a site and development plan shall be reviewed and approved by Sarasota County and all required improvements installed.

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.

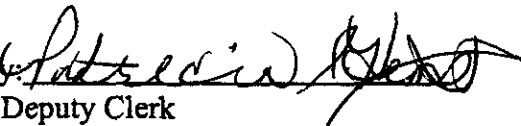
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 25 day of April, A.D., 2000.

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

