



2000111416

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000111416 5 PGS

2000 AUG 31 11:56 AM

KAREN E. RUSHING

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HARMSTRONG Receipt#069463

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

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 Courthouse Properties, Inc., Clyde Wilson Jr., President, and described in Ordinance No. 2000-040 attached hereto, has been rezoned to a RSF-4 (Residential, Single Family, 5.5 units/acre) zone district pursuant to Rezone Petition No. 00-14 filed by Robert Medred, Agent, and granted by Sarasota County on May 24th, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

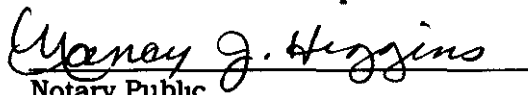
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2000-040, attached hereto)


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 22nd day of August, A.D. 2000.


Notary Public
State of Florida at Large

This instrument prepared by
Leigh Riley



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

ORDINANCE NO 2000-040

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. 00-14, 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 an amendment 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 8.88 acres ± from RE-2 (Residential, Estate, 1 unit/acre) to RSF-4 (Residential, Single Family, 5.5 units/acre) for the following described property located in Sarasota County, Florida:

FILED
2000 MAY 30 9M:18
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

SARASOTA COUNTY, FL
CLERK OF CIRCUIT COURT

2000 MAY 26 AM 8:35

OFFICIAL RECORDS INSTRUMENT # 2000111416 5 pgs

North of 27th Parkway and 530' ± East of Prudence Drive, more particularly described as follows:

The West ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of Section 10, Township 36 South, Range 18 East, Sarasota County, Florida. LESS the Northerly 86.00 feet thereof conveyed by Deeds recorded in Official Records Book 550 at Page 732 and Official Records Book 550 at Page 734 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 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.
2. Prior to submittal of the preliminary subdivision plan a final survey using recognized sampling techniques to identify endangered, threatened, and species of concern shall be performed. The Applicant shall provide documentation of efforts to resolve any listed species issues associated with the site with the appropriate regulatory agencies.
3. 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
4. The site shall be limited to a maximum of 30 units.
5. There shall be no construction or resident vehicular access to the north onto Gocio Road Extension during or after construction.

- 6. A six foot high wooden fence shall be installed within the 5 foot wide buffer along the north property line and the northerly 290 feet of the east property line.
- 7. A five-foot wide sidewalk shall be constructed along the project's frontage on 27th Parkway

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 24 day of MAY, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

[Signature]
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 *[Signature]*
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 May 26, 2000
 KAREN E. RUSHING CLERK OF THE CIRCUIT COURT EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA
 BY *[Signature]*
 DEPUTY CLERK