

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000131885 5 PGS
2000 OCT 17 01:56 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RKRONENW Receipt#082131

The following property located in Sarasota County, Florida, owned by Wade Barwick and Barbara E. Barwick and described in Ordinance No 2000-051 attached hereto, has been rezoned to a OPI (Office, Professional and Institutional) zone district pursuant to Rezone Petition No 00-15 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 2000-051, attached hereto)



Executive Director
Growth Management Business Center

STATE OF FLORIDA
COUNTY OF SARASOTA

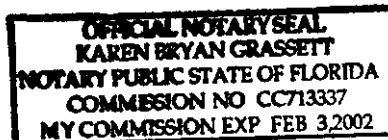
Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, 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



BOARD OF COUNTY COMMISSIONERS
FILED FOR RECORD ORDINANCE NO 2000-051

2000 JUL 31 AM 9:23

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 UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING FOR AMENDMENT TO THE I-75 CORRIDOR PLAN (NO. 86-01-SP) ADOPTED BY ORDINANCE NO. 89-35 AS AMENDED; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

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

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. 00-15, 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.

E. The subject 1.99 acre ± parcel is within the I-75 Corridor Plan No. 86-01-SP. The Corridor Plan currently designates the subject parcel as Moderate Density Residential. Section C.2 of Exhibit "A" of the Critical Area Planning (CAP) Regulation (Ordinance No. 97-074) provides for amendment to a relevant CAP ordinance through the final ordinance adopting the proposed development order where the proposed development requires rezoning of less than two (2) acres.

OFFICIAL RECORDS INSTRUMENT # 2000131885.5

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 1.99 acres \pm from RSF-2 (Residential, Single Family, 3.5 units/acre) to OPI (Office, Professional and Institutional) for the following described property located in Sarasota County, Florida.

West of Cattlemen Road and 500' \pm south of Bahia Vista Street

The South 140 feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 36S, Range 18E. Less the West $\frac{1}{2}$ thereof Less the East 40 for road Right-of-Way as shown on road Plat Book 2, Page 56, Public Records of Sarasota County, Florida Subject to a drainage easement (7.90'x15.00'), and a sidewalk and slope easement (8.50'x 30.45'), in the Northeast corner thereof

Also: The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 36S, Range 18E. Less the South 432.02 feet thereof. Less the East 40 for road Right-of-Way as shown on road Plat Book 2, Page 56, Public Records of Sarasota County, Florida. Also Less a five (5) foot strip for additional Right-of-Way, as described as part of parcel 128-C in O.R. Book 1794, Page 1739, Public Records of Sarasota County, Florida. Subject to an easement for additional Right-of-Way, also described as part of parcel 128-C in said O.R. Book 1794, Page 1739

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. All development on the subject parcel shall comply with the I-75 Corridor Plan (NO 86-01-SP) adopted by Ordinance No. 89-35 as amended.

- 3 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
- 4 Refuse areas shall be setback at least 25 feet from any residentially zoned property and shall be visually screened in accordance with Section 11 6 f of the Zoning Ordinance.
5. Until this property is served by central sewer, the following activities normally permitted in OPI zoning are not permitted. veterinarian or animal holding facility, school, public park, hospital, nursing home, medical and wet chair dental clinic or laboratory, townhouses, theater, house of worship, photographic studio, funeral home, private club, child care center, health studio or spa
6. Connection to sewer must be made within 90 days of availability.
- 7 The total project septic flow cannot exceed 2000 gallons per day
- 8 Prior to construction plan approval, the owner/developer of the subject parcel shall demonstrate that ingress/egress to the parcels to the west (which currently have access across the subject parcel) is maintained

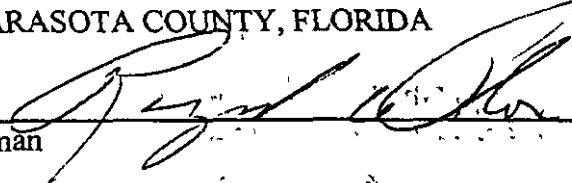
Section 4 Adopting of an Amendment to the I-75 Corridor Plan (NO 86-01-SP) Future Land Use Plan Map, amending Ordinance NO. 89-35 accordingly

1. Pursuant to the Sarasota County Comprehensive Plan and Section C.2 of Exhibit "A" of the Critical Area Planning Regulations adopted by Sarasota County Ordinance No. 97-074, and based on the evidence and testimony and the foregoing findings, the Board hereby redesignates the subject parcel from Moderate Density Residential to Office/Multi-Family Residential Area and Corridor and adopts the amendment to the I-75 Corridor Plan (NO 86-01-SP) Future Land Use Plan Map, as shown in Exhibit "A" attached hereto.

Section 5 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

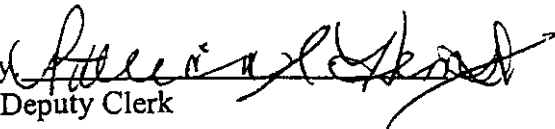
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 22 day of July, A D , 2000.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

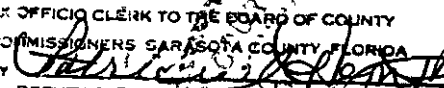

Chairman

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

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 7/22/2000
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS SARASOTA COUNTY, FLORIDA
BY 
DEPUTY CLERK

