



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000111417 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 Anthony F. Salerno and Carolyn J. Salerno, and described in Ordinance No. 2000-038 attached hereto, has been rezoned to a RSF-3 (Residential, Single Family, 4.5 units/acre) zone district pursuant to Rezone Petition No. 00-16 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.

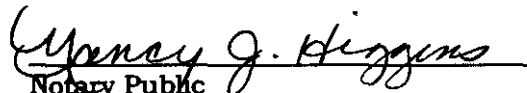
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2000-038, attached hereto)


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. 2000-038

FILED FOR RECORD

2000 MAY 26 AM 9:53

CLERK OF DISTRICT 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. 00-16, 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 4.83 acres ± from OUE-1 (Open Use, Estate, 1 unit/5 acres) to RSF-3 (Residential, Single Family, 4-5 units/acre) for the following described property located in Sarasota County, Florida:

FILED
2000 MAY 30 PM 4:18
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

East of Honore Avenue and 660' ± South of Proctor Road, more particularly described as follows

Parcel 1, of the unrecorded plat of Wood Ranch Estates, more particularly described as: The North ½ of Tract 6, Block 2, of Sarasota-Venice Subdivision of Section 12, Township 37 South, Range 18 East, (Plat Book A, Page 68, Public Records of Sarasota County), being more particularly described as follows: Commencing at the Northwest corner of Section 12, Township 37 South, Range 18 East; thence South 0°03'29" West along the West line of Section 12, 676.42 feet; thence South 89°26'38" East 15 feet to the East right-of-way line to Honore Avenue for a Point of Beginning; thence continue South 89°26'38" East 656.4 feet to the East right-of-way line of Tract 6; thence South 0°5'5" West along said East of right-of-way line 337.89 feet, thence North 89°28'15" West 656.25 feet to the East right-of-way line of Honore Avenue; thence North 0°3'29" East along said right-of-way line 338.19 feet to the Point of Beginning.

Less the Westerly 10 feet for right-of-way in Road Plat Book 3, Page 3, and also less right-of-way for Honore Avenue described in the Order of Taking recorded in Official Records Book 2486, Page 75, of said Records.

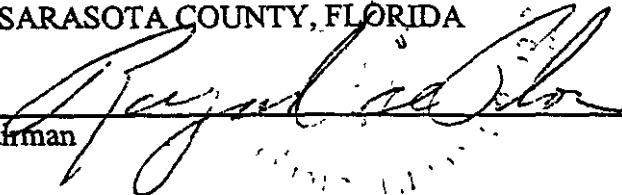
Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations 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. The proposed access to Honore Avenue shall align with Palm Isles Boulevard on the west side of Honore Avenue.
3. Landscape buffers shall be in accordance with Section 13 of the Zoning Ordinance and the buffer along Honore Avenue shall contain a 6' high wall or fence.

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.

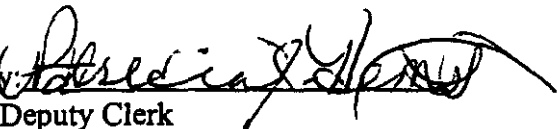
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 24 day of May, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA


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 WITH 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
CLERK
