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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001086553 4 PGS
2001 JUN 20 09:17 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
VBROTHER Receipt#056977

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 Lonle and Nancy Buchner, and described in Ordinance No. 2001-002 attached hereto, has been rezoned to a CI (Commercial, Intensive) zone district with amended stipulations pursuant to Rezone Petition No. 00-25 filed by Robert Medred, Agent, and granted by Sarasota County on January 10, 2001, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

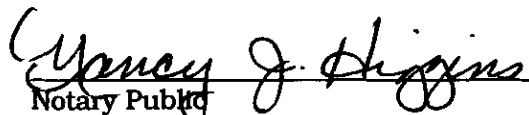
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2001-002, attached hereto)


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 19th day of June, A.D. 2001.


Notary Public
State of Florida at Large

This instrument prepared by:
Nancy Higgins



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

ORDINANCE NO 2001-002

FILED IN 2001

2001 JAN 12 PM 12:2

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, APPENDIX A TO THE SARASOTA COUNTY CODE, 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 00-25, 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, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), 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 the Zoning Ordinance.

D Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, 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 the Zoning Ordinance. The Official Zoning Atlas, adopted under Section 2 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for 1.7 acres ± from CI (Commercial, Intensive) with stipulations for the following described property located in Sarasota County, Florida:

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2001 JAN 13
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

West of US 41 and 1380' ± south of Sara Bay Road, more particularly described as follows

East ½ of Lot 61, Sara Bay Acres, according to the map or plat thereof, as recorded in Public Records of Sarasota County, Florida, being 219.5 feet on west line of US Highway 41, 410.1 feet on south, 202.9 feet on west, and 354.2 feet north, less road right-of-way, also described as easterly ½ of Lot 61, Sara Bay Acres, according to the map or plat thereof, as recorded in Plat Book 4, Page 62, 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 the Zoning Ordinance, 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 A 40-foot wide landscape buffer in accordance with Section 13.14 buffer "G" of the Zoning Ordinance containing a 6-foot high wall shall be provided along the west property line and the western most 25.32' of the south property line. All required plant materials shall be installed on the outside of the wall. Stormwater retention may be located within the easterly 30 feet of the landscape buffer area. All other buffers shall be in accordance with Section 13.14 of the Zoning Ordinance.
- 3 A building setback of one hundred feet (100') shall be maintained from the west property line, for any use permitted in the CI zone district which is not a permitted use within the CG zoning district. For the purposes of this stipulation the uses shall be those existing in the CG and CI zoning districts of the Sarasota County Zoning Ordinance as of January 2001.
- 4 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
- 5 The subject parcel shall connect to central sewer within 90 days of availability.
- 6 Refuse areas shall be setback a minimum of 100' from the west property line and visually screened in accordance with Section 11.6 of the Sarasota County Zoning Ordinance.

7 No outdoor service or repair shall be permitted and any buildings containing service or repair shall be oriented to the east with no open bays or doors facing the west 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 16th day of JANUARY, A D., 2001

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

David R. Mills
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: Kim Gray
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 1/12/2001
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY Kim Gray
DEPUTY CLERK

