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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 # 2001071858 4 PGS
2001 MAY 23 10:49 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
VBROTHER Receipt#047863

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 Donald G. Steiner, and described in Ordinance No. 2001-010 attached hereto, has been rezoned to a RE-2 (Residential, Estate, 1 unit/acre) zone district pursuant to Rezone Petition No. 00-31 filed by Donald G. Steiner, Agent, and granted by Sarasota County on January 24, 2001, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

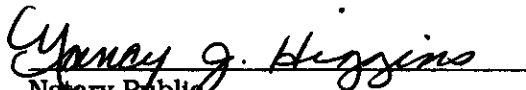
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2001-010, attached hereto)


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 18th day of May, 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
Bonded Thru
Atlantic Bonding Co., Inc.

BOARD OF COUNTY COMMISSIONERS
FILED

ORDINANCE NO 2001-010

2001 JAN 30 PM 4:10

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 00-31, 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 2.47 acres ± from OUE-2 (Open Use, Estate, 1 unit/2 acres) to RE-2 (Residential, Estate, 1
unit/acre) for the following described property located in Sarasota County, Florida

RECORDED
INDEXED
JAN 31 2001
SARASOTA COUNTY

North of Bay Street and 4,680' \pm East of Old Venice Road, more particularly described as follows

Begin at the Southeast corner of Section 2, Township 38 South, Range 18 East, thence South 89 degrees 4'00" West along the South line of the Section, 508 37 feet to the Point of Beginning, thence South 89 degrees 4'00" West along the South line of the Section, 169 45 feet, thence North 0 degrees 02'00" East, 668 25 feet, thence North 89 degrees 04'00" East, 169 45 feet, thence South 0 degrees 02'00" West, 668 25 feet the the Point of Beginning, subject to Road Right-of-Way of Bay Street, Sarasota County, Florida.
AKA 853 Bay Road,

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 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 (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas Exceptions may be granted by Resource Protection Services to facilitate implementation of approved management plans or the removal of nuisance/invasive vegetation

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 24th day of January, A D , 2001

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

David L. 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 Paula J. Clintonman
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 1/30/2001
KAREN E. RUSHING CLERK OF THE CIRCUIT COURT
EX OFFICIO CLERK OF THE BOARD OF COUNTY
COMMISSIONERS SARASOTA COUNTY FLORIDA
BY Paula J. Clintonman
DEPUTY CLERK