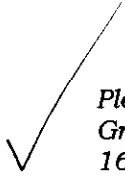
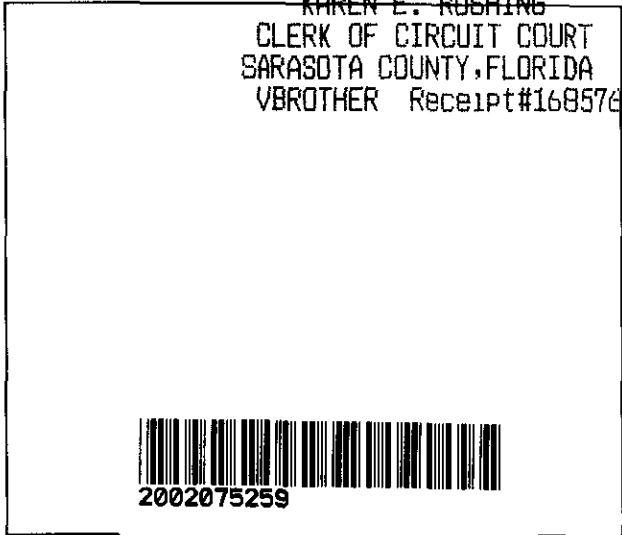


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002075259 5 PGS
2002 MAY 08 05:09 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
VBROTHER Receipt#168576



Please record and return to Karen Grasset
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 Emily Swart and Estanislao Garcia, and described in Ordinance No 2001-059 attached hereto, has been rezoned to an ILW (Industrial, Light and Warehousing) zone district pursuant to Rezone Petition No 01-23 filed by Robert Medred, Agent, and granted by Sarasota County on September 26, 2001, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

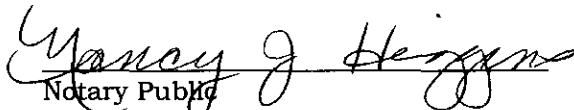
(Stipulations and limitations are those described in Section 3 of Ordinance No 2001-059, attached hereto)


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 7th day of  , A D 2002


Notary Public
State of Florida at Large

This instrument prepared by
Susan M Anderson



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

ORDINANCE NO 2001-059

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, PROVIDING FOR THE AMENDMENT TO THE SECTOR PLAN FOR THE I-75/FRUITVILLE ROAD MAJOR EMPLOYMENT CENTER (NO 83-10-SP), 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 01-23, 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

E The subject 1.8 acre ± parcel is within the Sector Plan for the Fruitville Road Major Employment Center (No 83-10-SP) The Sector Plan currently designates the subject parcel as Light Industrial (PCD) Planned Commerce Development Section C 2 of Exhibit "A" of the Critical Area Planning (CAP) Regulations 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

SARASOTA COUNTY FL
CLERK OF COUNTY COURT

2001 OCT -1 PM 12:40

02001-059

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 1.8 acres ± from District OUR (Open Use, Rural, 1 unit/10 acres) to District ILW (Industrial, Light and Warehousing) for the following described property located in Sarasota County, Florida

East of Bell Road and 450 feet ± north of Palmer Boulevard, more particularly described as follows

A portion of Tract 53, Palmer Farms, Second Unit, recorded in Plat Book 3, Pages 20 and 20A, Public Records of Sarasota County, Florida, and being more particularly described as follows

Begin at the northwest corner of said Tract 53, thence south 89°32'30" east, along the north line of said Tract 53, 440 feet, thence south 01°11'27" west 180 feet, thence north 89°32'30" west 440 feet to the west line of said Tract 53, also being the east right-of-way line of Bell Road (50 feet wide), thence north 01°11'27" east 180 feet along said line to the Point of Beginning

Lying and being in Section 30, Township 36 South, Range 19 East, Sarasota County, Florida and containing 1.8 acres more or less

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 All development shall comply with the Fruitville Road Major Employment Center Sector Plan (No. 83-10-SP), adopted by Resolution No. 92-240
- 3 All outdoor refuse collection, storage areas, and mechanical equipment shall be visually screened in accordance with Section 11.6 of the Zoning Ordinance
- 4 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets
- 5 The existing water system shall be abandoned and connection made to a central water system

Section 4 Amendment to the Sector Plan for the Fruitville Road Major Employment Center (No. 83-10-SP)


02001-059

1 Pursuant to the Sarasota County Comprehensive Plan and, Section C 2 of Exhibit "A" of the Critical Area Planning (CAP) 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 Light Industrial (PCD) Planned Commerce Development to Light Industrial and adopts the revised Sector Plan for the I-75/Fruitville Road Major Employment Center (No 83-10-SP), Exhibit A, Future Land Use Plan, attached hereto as Exhibit 1 "

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 26th day of September, A D , 2001

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


Chairman

ATTEST


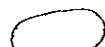
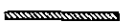
KAREN E RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida







By 
Deputy Clerk

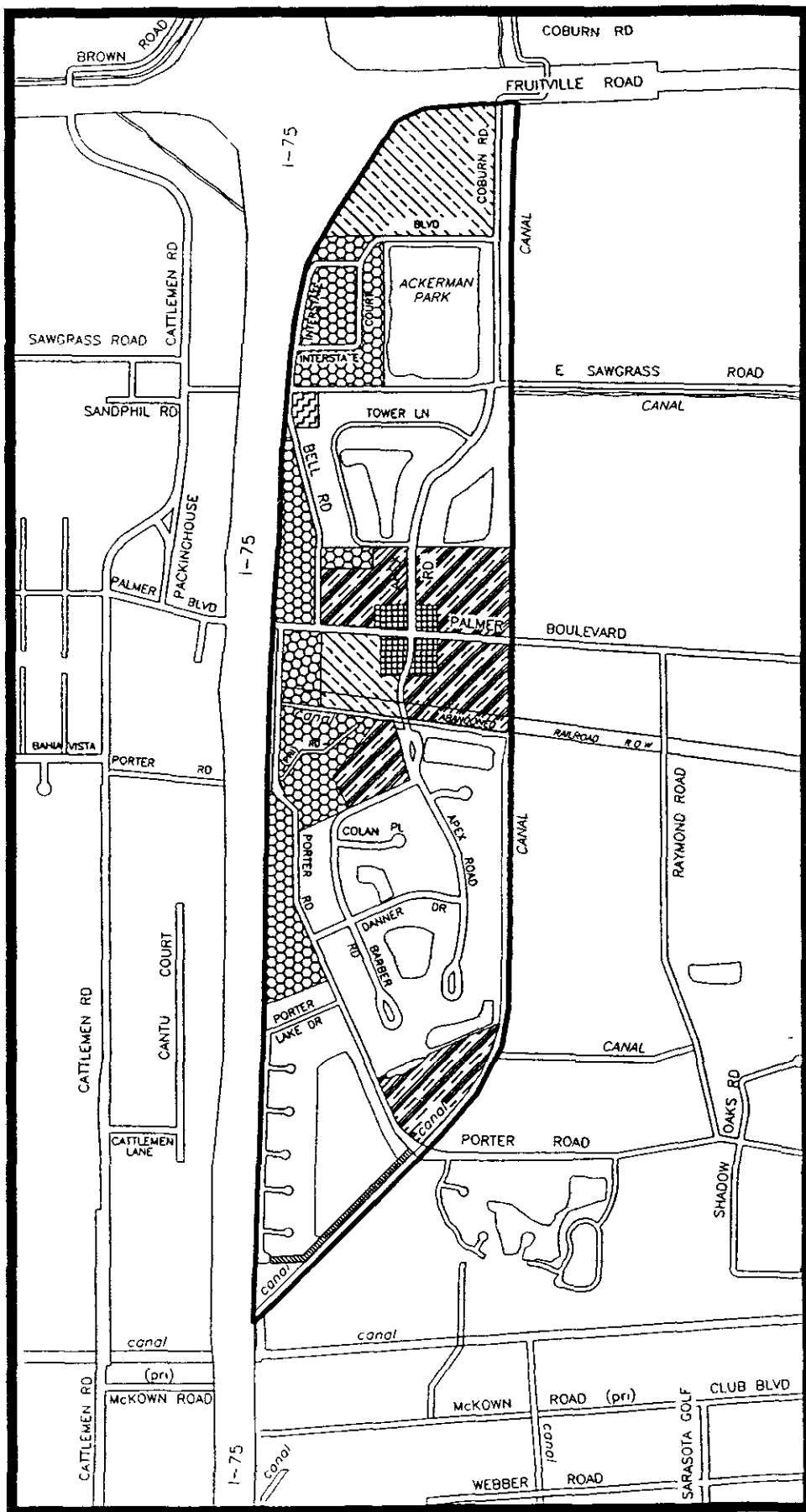
EXHIBIT 1

EXHIBIT A
 FUTURE LAND
 USE PLAN FOR THE
 I-75/FRUITVILLE ROAD
 MAJOR EMPLOYMENT CENTER
 (MEC)
 SECTOR PLAN NO 83-10-SP

LEGEND

-  ADOPTED SECTOR PLAN AREA BOUNDARY
-  LAKES
-  UNPAVED EMERGENCY ACCESS

-  LIGHT INDUSTRIAL
-  LIGHT INDUSTRIAL (PCD)
-  OFFICE/PROFESSIONAL (PCD)
-  INTERNAL COMMERCIAL (PCD)
-  PLANNED INDUST DIST (PID)
-  GOVERNMENT USE



F:\USER\SBROWN\SECTOR\83-10\SP83-10.DWG 6-30-01

