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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KRICE Receipt#188666



2002106915

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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 W Jay Lovelace, and described in Ordinance No. 2001-079 attached hereto, has been rezoned to a ILW (Industrial, Light and Warehousing) zone district pursuant to Rezone Petition No 01-29 filed by Stephen B Keyser, Agent, and granted by Sarasota County on October 24, 2002, 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. 2001-079, 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 28th day of June, A.D. 2002.

Notary Public
State of Florida at Large

This instrument prepared by:
SMA

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

ORDINANCE NO 2001-079

REC'D
2001 OCT 30 PM 11:35
CLERK
SARASOTA COUNTY
FLORIDA

OCT 25 AM 11:03

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO 75-38, CODIFIED IN 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 01-29, 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 11.2 acres ± from OUE-1 (Open Use, Estate, 1 unit/5 acres) to ILW (Industrial, Light and Warehousing) for the following described property located in Sarasota County, Florida:

North of Clark Road and 200 feet ± east of Jason Lee Place, more particularly described as follows

DOCKETED
OCT 24 2001
BOARD RECORDS

2001-079

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Parcel 1 - Parcel ID#0092-15-0007

The south 779 75 feet of the west 1/2 of the west 1/2 of the southwest 1/4 of the southeast 1/4 of Section 11, Township 37 South, Range 18 East, Sarasota County, Florida, less the south 50 feet thereof for road right-of-way purposes and also less that portion conveyed to the State of Florida, Department of Transportation, recorded in Official Records Book 2536, Page 1774 and re-recorded in Official Records Book 2540, Page 1857, Public Records of Sarasota County, Florida

Parcel 2 - Parcel ID#0092-15-0009

The south 779 75 feet of the east 1/2 of the west 1/2 of the southwest 1/4 of the southeast 1/4 of Section 11, Township 37 South, Range 18 East, Sarasota County, Florida, less the south 50 feet thereof for road right-of-way purposes

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 All development shall comply with the Clark Road Corridor Plan, (Ordinance No 2000-016, as may be amended) Pursuant to the Clark Road Corridor Plan, all non-residential developments with frontage along Clark Road shall provide for cross access with adjacent parcels
- 2 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets
- 3 Loading areas shall be visually screened in accordance with Section 11 6 k of the Zoning Ordinance
- 4 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 of Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility
- 5 Outdoor loud speakers or broadcast paging systems shall be prohibited

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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 October, 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 *Paula J. Hesterman*
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 10/25/2001
KAREN E RUSHING CLERK OF THE CIRCUIT COURT
EX OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS SARASOTA COUNTY, FLORIDA
BY *Paula J. Hesterman*
DEPUTY CLERK