

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002033896 4 PGS
2002 FEB 28 06:35 PM
KAREN E. RUCHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#141838

✓ 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 Erk and Julie Raguth, Christian Raguth, Ralph Raguth and Martin Raguth and described in Ordinance No 2002-020 attached hereto, has been rezoned to a CG (Commercial, General) zone district pursuant to Rezone Petition No 01-38 filed by John Bodziak, Agent, and granted by Sarasota County on February 13, 2002, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

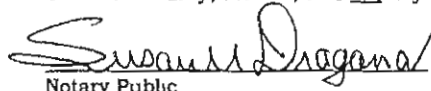
(Stipulations and limitations are those described in Section 3 of Ordinance No 2002-020, attached hereto)


Executive Director
Growth Management Business Center

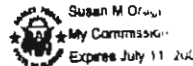
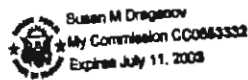
STATE OF FLORIDA
COUNTY OF SARASOTA

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 27 day of FEBRUARY, A D 2002


Notary Public
State of Florida at Large

This instrument prepared by
Susan M Draganov



ORDINANCE NO. 2002-020
FILED

ORDINANCE NO. 2002-020

2002 FEB 13 PM 3:59

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, 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.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2002 FEB 18 PM 4:27

FILED

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. 01-38, 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 .21 acres ± from OPI (Office, Professional and Institutional) to CG (Commercial, General) for the following described property located in Sarasota County, Florida:

Southwest corner of U.S. 41 and Worrington Avenue, more particularly described as follows:

Lots 15 and 16, Block E, South Highland as per plat thereof recorded in Plat Book 2, Page 93 of the Public Records of Sarasota County, Florida, less road right-of-way, as described in Official Records Book 182, page 177, of said public 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 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 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. A traffic impact analysis shall be completed for any development on the subject parcel that generates greater than 19 PM peak hour net new trips. The traffic impact analysis shall be completed in accordance with the Sarasota County Standard Traffic Study Methodology (Resolution No. 98-169).
3. The site and proposed development shall be designed in such a way as to allow vehicular circulation entirely within the subject parcel. If two access points are proposed, the site circulation shall be designed so that one access point can be reached from the other.
4. Access to U.S. 41 shall remain in the present location or be eliminated. If eliminated, the only access permitted to the subject parcel shall be on Worrington Avenue.
5. The subject parcel shall connect to central sewer within 90 days of availability.
6. No new use shall be allowed until the subject parcel is served by central sewer.
7. No CG zone district uses shall commence on the subject parcel until a Site and Development Plan been approved by Sarasota County and all required improvements have been installed.
8. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
9. Outdoor refuse areas shall be screened in accordance with Section 11.6.f. of the Zoning Ordinance.

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 13th day of February, A.D., 2002.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Nancy Patterson
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. Linton
Deputy Clerk

STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL FILED
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL
SEAL THIS DATE 2/13/2002
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK OF THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
Paula J. Linton
DEPUTY CLERK