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KAREN L. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TRAIN 2 Receipt#20506B

✓ 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 North of US 41 and 173' ± west of Seaboard Avenue in Sarasota County, Florida, owned by Charles J. Florence, DT, and BL Dietz, and described in Ordinance No 2002-028 attached hereto, has been rezoned to a CI (Commercial, Intensive) zone district pursuant to Rezone Petition No 02-07 filed by Peter Dailey, Agent, and granted by Sarasota County on May 8, 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 2002-028, attached hereto)

Executive Director
Growth Management Business Center

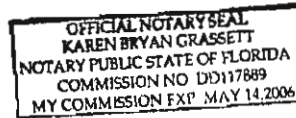
STATE OF FLORIDA
COUNTY OF SARASOTA

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 12th day of August, A D 2002

Notary Public
State of Florida at Large

This instrument prepared by
SMA



ORDINANCE NO. 2002-028

2002 MAY 10 AM 7:03

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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 JUN 12 PM 2:01

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. 02-07, 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 .91 acres ± from District CG (Commercial, General) to District CI (Commercial, Intensive) for the following described property located in Sarasota County, Florida:

North of U.S. 41 and 173' ± west of Seaboard Avenue, more particularly described as follows:

Parcel I:
A part of Lot 14, Block 11, Venice Groves Replat, as recorded in Plat Book 7, Page 77, Public Records of Sarasota County, Florida: Begin at the SE corner of Lot 14' thence N.89° 35' 20" W., 178.00 feet for a point of beginning; thence continue along this line 60.73 feet to the westerly boundary of Lot 14; thence N. 32° 41' 05" W., along the westerly boundary of Lot 14, 131.47 feet to

02-002-028

the northerly boundary of Lot 14; thence N.57° 15' 55" E., along the northerly boundary of Lot 14, 100.00 feet; thence S. 32° 41' 05" E., 60.00 feet; thence southeasterly 115.8 feet to the point of beginning. Subject to an easement over and across the following described tract: Commence at the SE corner of said Lot 14, Block 11, run thence N. 89° 35' 20" W., 178.00 feet for a point of beginning; thence continue N. 89° 35' 20" W., along right-of-way line of U.S. Highway #41, 60.73 feet to the westerly boundary of Lot 14; thence N. 32° 41' 05" W., along the westerly boundary of Lot 14, 59.67 feet; thence S. 89° 35' 20" E., 90.55 feet thence S. 02° 41' 40" E., 50.02 feet to the point of beginning.

Parcel II:

Northeasterly 36.00 feet, measured at right angles and parallel to northeasterly boundary of Lot 6, Block 11, Venice Groves Replat, as recorded in Plat Book 7, Page 77 of the Public Records of Sarasota County, Florida.

Parcel III:

Lot 13, Block 11, Venice Groves Replat, as per plat thereof recorded in Plat Book 7, Page 77 of the Public Records of Sarasota County, Florida.

Parcel IV:

Being a part of Lot 14, Block 11, Venice Groves Replat, beginning on the Northeast corner of Lot 14, in the west margin of Seaboard Avenue and runs; thence a southwesterly course with common boundary line between Lots number 13 and 14, 100 feet to a steel pin in the said line; thence a southeasterly course with the former severance line 60 feet to a steel pin set in said line, being the southwest corner of the lot herein conveyed; thence a northeasterly course, paralleling the north line of Lot 14, 100 feet to a steel pin set in the margin of Seaboard Avenue; thence northwesterly course with the west margin of said Avenue 60 feet to the point of beginning, being the northeast corner of said Lot 14, in Block 11, of said subdivision, as recorded in Plat Book 7, Page 77, Public records of Sarasota County, Florida.

Less that property taken for state road right-of way purposes described in an order of taking state road right-of-way, recorded in official Records Book 798, Page 1073, 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, in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction plan approval, the Owner shall be required to record in public records a Notice To Purchaser, approved by Sarasota County, putting purchasers on notice that maintenance of drainage facilities is a private responsibility.
2. Refuse areas shall be visually screened in accordance Section 11.6.f of the Sarasota County Zoning Ordinance.

3. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
4. No CI use shall commence on the subject property until a site and development plan is reviewed and approved by Sarasota County and all required improvements are installed.
5. All required parking customer parking shall be labeled as such and shall have wheel stops.
6. No outdoor service or repair shall be permitted.
7. All landscape buffers shall be in compliance with Section 13.14 of the Sarasota County Zoning Ordinance, including the removal of the existing driveway from the required 20' wide Buffer "G" area along the north property line.
8. The Applicant shall provide one (1) parking space for each 350 sq. ft. of floor area and one (1) space for each 1000 sq. ft. of lot or ground area outside buildings used for any type of sales, display or activity, in accordance with Section 12.20. a. 15 of the Sarasota County 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 8th day of May, A.D., 2002.

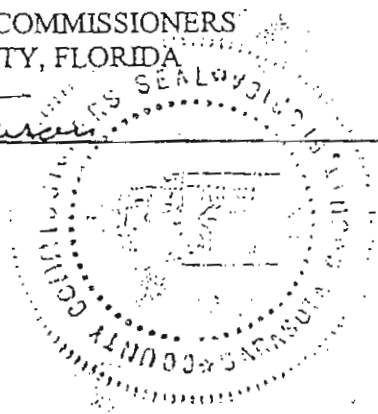
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

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.

[Signature]
By: _____
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 6/10/02
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
By: [Signature]
DEPUTY CLERK