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INSTRUMENT # 2002068950 5 PGS
2002 APR 29 06:35 PM

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#164531

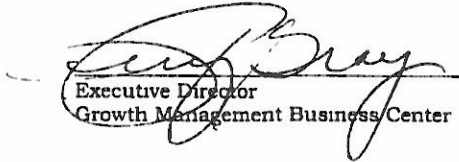
✓ Please record and return to Karen Grasset
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

NOTICE OF STIPULATIONS
AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO
THE SARASOTA COUNTY ZONING CODE



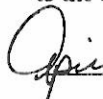
The following property located in Sarasota County, Florida, owned by Gerald Millar, and described in Ordinance No 2002-027 attached hereto, has been rezoned to a RSF-4 (Residential, Single Family, 5.5 units/acre) zone district pursuant to Rezone Petition No 02-09 filed by Gerald Millar, Agent, and granted by Sarasota County on April 10, 2002, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

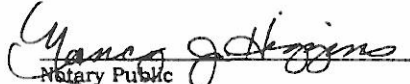
(Stipulations and limitations are those described in Section 3 of Ordinance No 2002-027, attached hereto)


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 23rd day of April, 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 13, 2004
Bonded Thru
Atlantic Bonding Co., Inc

ORDINANCE NO. 2002-027

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.

CLERK OF COUNTY COURT
SARASOTA COUNTY
FLORIDA

2002 APR 12 PM 1:56

RECORDED
INDEXED

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. 02-09, 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 7.78 acres ± from OUE-1 (Open Use, Estate, 1 unit/5 acres) to RSF-4 (Residential, Single Family, 5.5 units/acre) for the following described property located in Sarasota County, Florida:

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2002 APR 16 PM 2:06

FILED

Northwest corner of Clermont Road and Venice Avenue, more particularly described as follows:

Tract seven (7), Venice Farms Subdivision, as per plat thereof recorded in Plat Book 2, Page 179, of the Public Records of Sarasota County, Florida, less the south 25 feet thereof as shown on Deed recorded in O.R. Book 1820, page 2802.

Together with:

Tract eight (8), Venice Farms Subdivision, as per plat thereof recorded in Plat Book 2, Page 179, of the Public Records of Sarasota County, Florida, less the south 19 feet thereof as shown on Deed recorded in O.R. Book 1823, Page 2723.

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 on the subject parcel shall comply with the Venice Avenue Corridor Plan (Ordinance No. 89-074), including Condition No. 6, requiring a 25-foot wide vegetative buffer along the frontage of Venice Avenue.
3. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
4. A 6-foot high opaque fence shall be provided along the portion of the west property boundary where lots on the subject parcel will abut lots in the Venice Palms subdivision.
5. The Applicant shall locate the stormwater retention facility in accordance with the Development Concept Plan date stamped December 17, 2001 attached hereto as Exhibit "A".
6. The Applicant shall leave the area surrounding the cul-de-sac undeveloped while retaining the native vegetation in accordance with the Development Concept Plan date stamped December 17, 2001 attached hereto as Exhibit "A".
7. Deed restrictions shall be substantially similar to those currently being used by the Venice Palms subdivision.

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.

) 2002-027

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 10th day of April, A.D., 2002.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Nona 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.

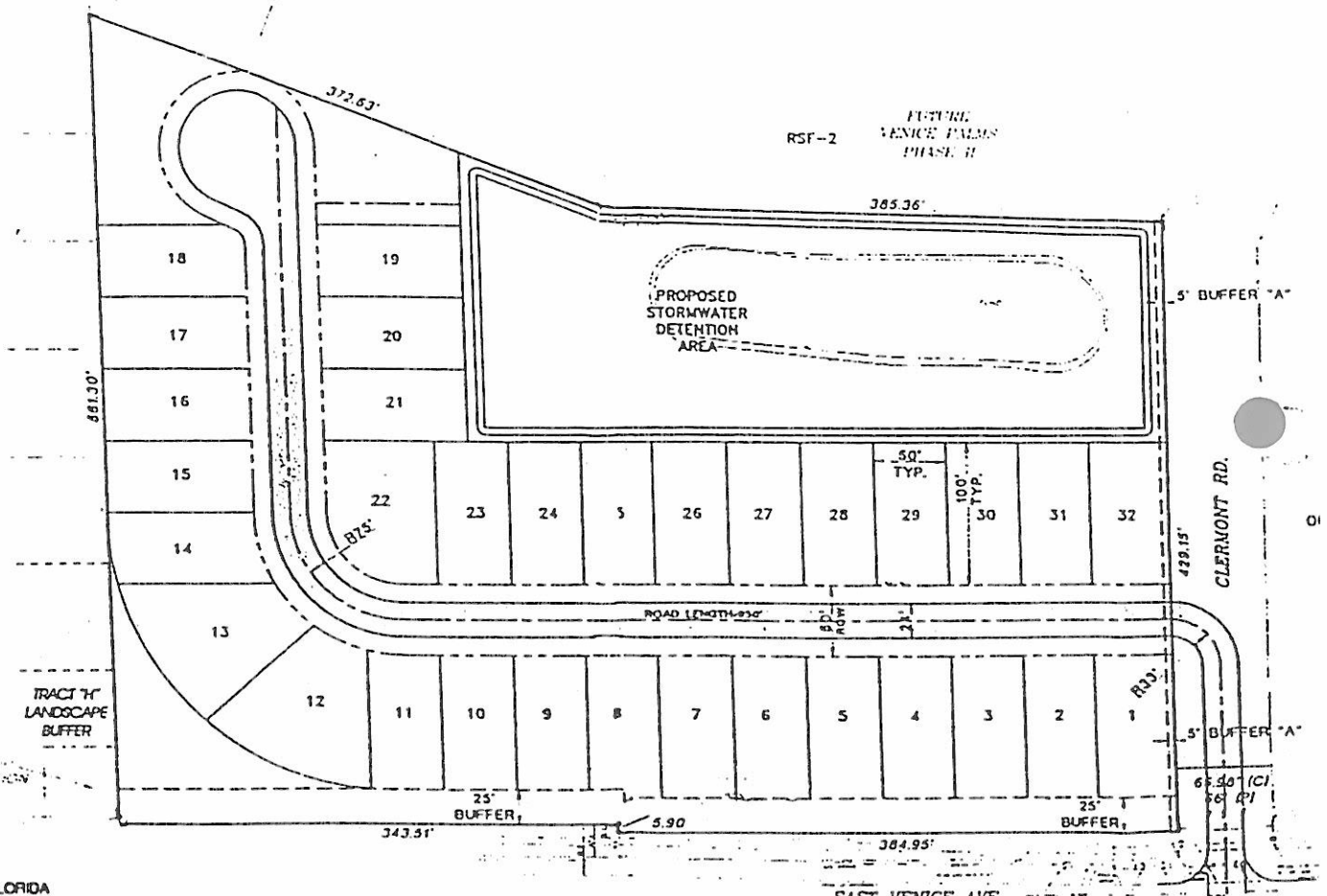
By: *Cynthia A. Strach*
Deputy Clerk

2002 APR 10 PM 4:15
SARASOTA COUNTY
CLERK OF CIRCUIT COURT
OFFICE OF THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS
1000 W. TAMPA AVENUE
SARASOTA, FLORIDA 34236
TEL: 941-552-2200
FAX: 941-552-2201
WWW.SARASOTACOUNTYFLORIDA.GOV

OFFICIAL RECORDS INSTRUMENT # 2002068750 5 PGS

MAP SERIES/CONCEPT PLAN

EXHIBIT "A"



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 4/12/02
 KAREN E RUSHING, CLERK OF THE CIRCUIT COURT
 EX OFFICIO CLERK TO THE BOARD OF COUNTY
 COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY Cynthia A. Stults
 COUNTY CLERK

THIS DOCUMENT RECEIVED BY
 GROWTH MANAGEMENT ON DECEMBER 17, 2001