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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TRAIN 2 Receipt#205068

✓ 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 Rex Horton, and described in Ordinance No 2002-032 attached hereto, has been rezoned to an RSF-4 (Residential, Single Family, 5.5 units/acre) zone district pursuant to Rezone Petition No 02-15 filed by Peter Dailey, Agent, and granted by Sarasota County on June 19, 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 2002-032, attached hereto)

Executive Director
Growth Management Business Center

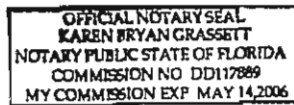
STATE OF FLORIDA
COUNTY OF SARASOTA

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. 2002-032

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 "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. 02-15, 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.

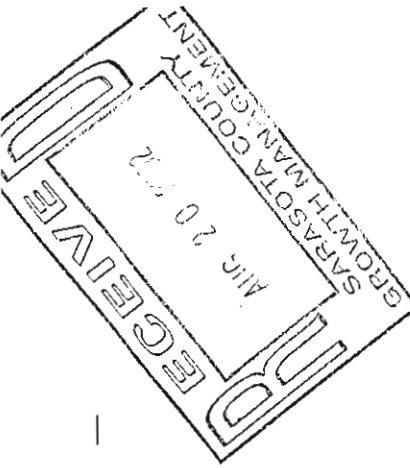
D. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer 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 4.8 acres ± from District 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:

East of Honore Avenue and 1400' ± south of Proctor Road, more particularly described as follows:
Property Id: 0093-12-0001
COM AT NW COR OF SEC 12 TH S-0-03-29-W ALG W LINE OF SEC 1352.81 FT TH S-89-29-51-E 15 FT TO ELY R/W LINE OF HONORE AVE FOR A POB TH CONT S-89-29-51-E 656.08 FT TO NE COR OF TRACT

2002 JUN -5 PM 1:23
DEPT. OF PLANNING
TALLAHASSEE, FLORIDA
FILED

BOARD OF COUNTY COMMISSIONERS
SARASOTA COUNTY, FLORIDA
2002 JUN 25 AM 6:56
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL



7 TH S-0-05-05W 337.89 FT TH N-89-31-21-W ALG S LINE OF TRACT 655.92 FT TO ELY R/W OF HONORE AVE TH N-0-03-29-E ALG R/W 338.19 FT TO POB LESS HONORE AVE R/W IN RPB 3/3 LESS R/W FOR HONORE AVE DESC IN OR 2486/75 BEING PART OF LOT 6 & 7 BLK 2 SARASOTA VENICE CO SUB OF SEC 12 OR 2553/941.
Section 12, Township 37 south, Range 18 east, 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:

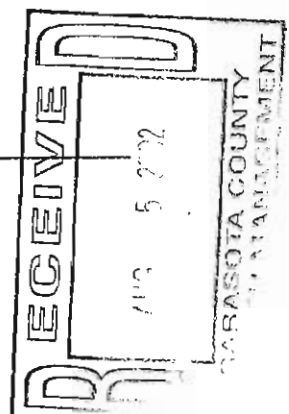
1. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds, and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat 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. The residential dwelling unit density for the site shall be limited to 21 dwelling units.

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 19th day of June, A.D., 2002.

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

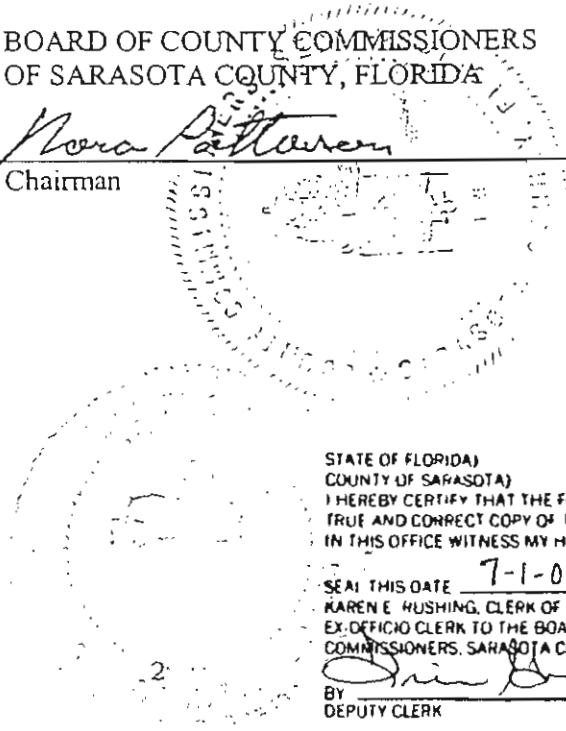
Nora Patterson
Chairman



ATTEST:

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

By: *Karen E. Rushing*
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 7-1-02
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA
By: *Karen E. Rushing*
DEPUTY CLERK