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Please record and return to: (Via Inter-Office Mail)  
Karen Grasset  
Growth Management Business Center  
1660 Ringling Boulevard, 5<sup>th</sup> Floor  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2003136188 3 PGS  
 2003 JUL 10 09:31 AM LRP  
 KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FLORIDA  
 TERNAND Receipt#345072

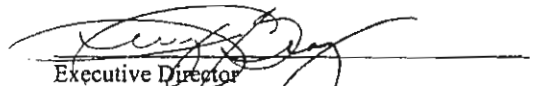


2003136188

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

The following property located at the northwest corner of Upper Glencoe Avenue and U.S. 41, in Sarasota County, Florida, owned by Joseph Bolognese, and described in Ordinance No. 2003-008 attached hereto, has been rezoned from a RMF-1 (Residential, Multi-Family, 6 units/acre) zone district to a CG (Commercial, General) zone district pursuant to Rezone Petition No. 02-39 filed by Stephen Rees, Agent, and granted by Sarasota County on March 12, 2003, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

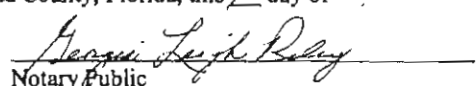
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2003-008, attached hereto)

  
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 10<sup>th</sup> day of July, A.D. 2003.

  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CF

 Georgia Leigh Riley  
Commission # CC 930635  
Expires April 23, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc.

ORDINANCE NO. 2003-008

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.

RECEIVED  
JUN 19 PM 1:57  
2003 JUN 16 AM 9:13  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

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. 02-39**, 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 acres ± from District RMF-1 (Residential, Multi-Family, 6 units/acre) to District CG (Commercial, General) for the following described property located in Sarasota County, Florida:

At the northwest corner of Upper Glencoe Avenue and U.S. 41, more particularly described as follows;

**PARCEL A**

Lot 1, Block 2, Pine Shores Estates as per plat thereof recorded in Plat Book 5, Page 20, Public Records of Sarasota County, Florida.

RECEIVED  
JUN 27 AM 9:14  
2003 JUN 27 AM 9:14  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

**PARCEL B**

Lot 2, Block 2, Replat of Pine Shores Estates as per plat thereof recorded in Plat Book 5, Page 57, 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, 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. All required landscaping shall comply with Section 13 of the Sarasota County Zoning Ordinance.
3. No parking shall be located within 50 feet of the Brentwood Avenue property line.
4. There shall be no vehicular access (ingress or egress) from the subject parcel to Brentwood Avenue.
5. Outdoor refuse areas shall be visually screened in accordance with Section 11.6 of the Sarasota County Zoning Ordinance.
6. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
7. The site shall be consistent with the Phillippi Creek Basin Master Plan.

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 12<sup>th</sup> day of March, A.D., 2003.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

*Shannon Ahaul*

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. Strath*  
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 6/19/03  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY: *Cynthia A. Strath*  
DEPUTY CLERK