

COUNTY OF SARASOTA, FLORIDA

Board of County Commissioners
Sarasota County Growth Management Business Center

Date: October 16, 2003

MEMORANDUM TO:

Doris Campbell
5871 Venisota Road
Venice, FL 34293

Development Services, Code Enforcement (Jim LeGay)
Development Services, County Surveyor (Gayle Fosness)
Development Services, Permitting (Bob Feller)
Development Services, Land Dev., (Gene Middaugh/Efrain Duque)
Development Services, Resource Protection (Jim Dierolf)
Development Services, Zoning (Tate Taylor)
Development Services, Permitting (Dave Rinehart)
Emergency Services, Fire Department (Jane Ross)
Environmental Services, Utilities (John Saraniero, Robert Wright)
Growth Management (Elaine Wickwire/Steve Brown/Jack Wilhelm)
Health/Human Services (Rob Bolesta)
History Center (Dan Hughes)
Natural Resources (Laird Wreford)
Property Appraiser (Jim Todora)
Public Works, Transportation (Jim Harriott/Frank Domingo)
Public Works, Stormwater (Steve Suau)
School Board (Ken Marsh)

SUBJECT: RZ 03-12

PLANNER: Carter Thompson

ORDINANCE NO. 2003-036 **PID#:** 0471-12-0015

ACTION TAKEN ON ABOVE SUBJECT IS AS FOLLOWS:

On, **June 24, 2003**, the Sarasota County Board of County Commissioners **APPROVED** Rezone Petition No.03-12 to rezone 1.5 acres \pm , located west of Venisota Road and north of Manasota Beach Road in Sarasota County, Florida, from RE-2 (Residential Estate, 1 dwelling unit per acre) to RSF-1 (Residential Single Family, 2.5 dwelling units per acre) with stipulations.

A copy of **Ordinance No. 2003-036** is attached for your information.

BY: /s/Jerry Gray
Executive Director
Growth Management Business Center

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003148923 3 PGS
2003 JUL 28 12:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#353081

AUG 1 2003

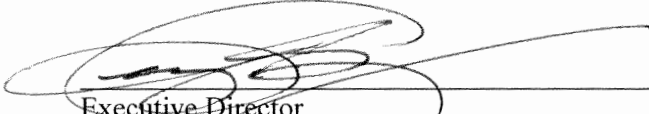


2003148923

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

The following property located west of Venisota Road and north of Manasota Beach Road in Sarasota County, Florida, owned by Doris Campbell, and described in Ordinance No. 2003-036 attached hereto, has been rezoned from a RE-2 (Residential Estate, 1 dwelling unit per acre) zone district to an RSF-1 (Residential Single Family, 2.5 dwelling units per acre) zone district pursuant to Rezone Petition No. 03-12 filed by Doris Campbell, Agent, and granted by Sarasota County on June 24, 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. 2003-036, 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 24 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. 2003-036

CLERK OF COUNTY COURT
SARASOTA COUNTY, FL

2003 JUN 26 PM 3:27

JUL 21 2003

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, 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. 03-12, 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 1.5 acres ± from RE-2 (Residential, Estate, 1 unit/acre) to RSF-1 (Residential, Single Family, 2.5 units/acre) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida being: West of Venisota Road and north of Manasota Beach Road, more particularly described as follows; Lot 9, Block 'C', Tropical Homesites and Little Farms, a sub-division, as per plat thereof, recorded in Plat Book 5, Page 71 of the Public Records of Sarasota, Florida.

2003 JUL -7 PM 2:27
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FILED

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. Development of the subject parcel shall be limited to 2 residential single-family 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 24th day of June, A.D., 2003.

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

Sharon Starn
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. Strata
Deputy Clerk

RZ 03-12 CT/SA

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 6/26/03
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA

By Cynthia A. Strata
DEPUTY CLERK