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INSTRUMENT # 2004021218 4 PGS

2004 FEB 05 10:48 AM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#431708

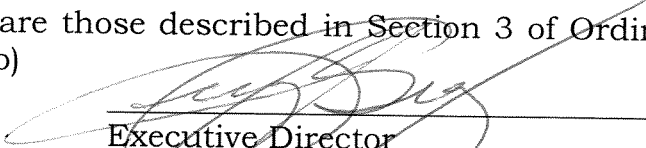


Please record and return to: (Via Inter-Office Mail)
Karen Grasset
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

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

The following property located, at the northwest corner of 17th Street and Hammock Place in Sarasota County, Florida, owned by John J. Nevis, Bishop of the Diocese of Venice, and described in Ordinance No. 2004-013 attached hereto, has been rezoned to a RSF-2 (Residential, Single Family, 3.5 units per acre) zone district with stipulations pursuant to Rezone Petition No. 03-25 filed by Bruce E. Franklin, Agent, and granted by Sarasota County on January 13, 2004, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

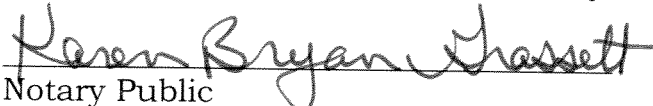
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2004-013, attached hereto)


Executive Director
Growth Management Business Center

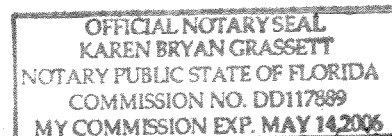
STATE OF FLORIDA
COUNTY OF SARASOTA

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 3rd day of February, 2004.


Notary Public
State of Florida at Large

This instrument prepared by:
SMA



BOARD RECORDS
FILED FOR RECORD

ORDINANCE NO. 2004-013

2004 JAN 14 AM 10:47

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA,
AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF
SARASOTA COUNTY ORDINANCE NO.2003-052, CODIFIED IN
APPENDIX I 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.

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY FL
JAN 20 PM 4:11
JUDICIAL DISTRICT
TAMPA, FLORIDA

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. 03-25, 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. 2003-052, codified in Appendix I 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 19.5 acres ± from RSF-2 (Residential, Single Family, 3.5 units/acre) and OUR (Open Use Rural, 1 unit per 10 acres) to RSF-2 (Residential, Single Family, 3.5 units/acre) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida being: The northwest corner of 17th Street and Hammock Place, in Sarasota County, Florida, being more particularly described as follows;
SITUATED IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36

SOUTH, RANGE 18 EAST; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SOUTH 89°04'14" EAST 131.94 FEET TO THE SOUTHEASTERLY CORNER OF SRSOTA-FRUITVILLE DRAINAGE DISTRICT PARCEL 394; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, NORTH 38°33'57" WEST 46.92 FEET TO THE POINT-OF-BEGINNING LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET; THENCE FROM SAID POINT -OF-BEGINNING AND CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 394, NORTH 38°33'57" WEST 164.28 FEET TO THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE ALONG SAID LINE, NORTH 00°05'20" EAST 1182.41 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE ALONG SAID LINE, SOUTH 89°08'45" EAST 658.90 FEET TO THE WESTERLY RIGHT -OF- WAY LINE OF HAMMOCK PLACE (40 FOOT RIGHT -OF- WAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°19'13" WEST 1311.47 FEET TO THE NORTHERLY RIGHT -OF- WAY LINE OF 17TH STREET; AND THENCE ALONG SAID RIGHT-OF -WAY LINE, NORTH 88°55'03" WEST 551 FEET TO THE POINT-OF-BEGINNING.

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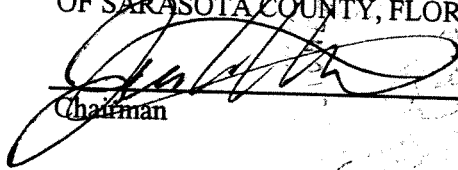
Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations 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 that time of recording a plat or prior to final construction plan 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 Master Surface Water Management Plan 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 13th day of January, A.D., 2004.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

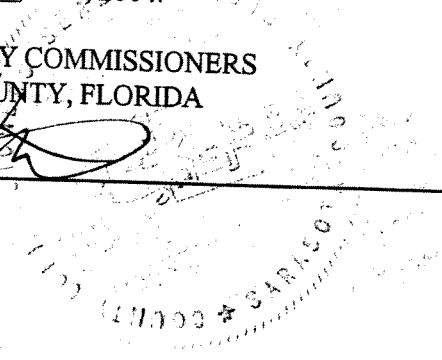
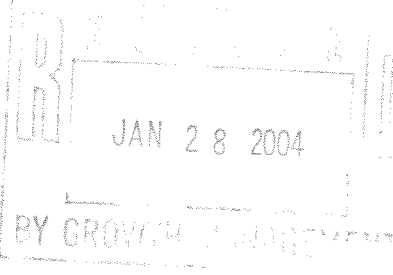
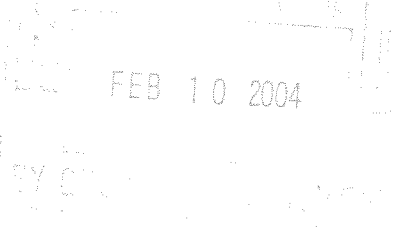


Chairman

ATTEST:

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

By: Paula J. Heston
Deputy Clerk

STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL FILED
IN THIS OFFICE WITNESS MY MANDATED OFFICIAL
DEAL THIS DATE: 1/14/2004
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY Paula J. Heston