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**PLEASE RE-RECORD TO REFLECT
CHANGES DUE TO SCRIVENERS ERRORS**

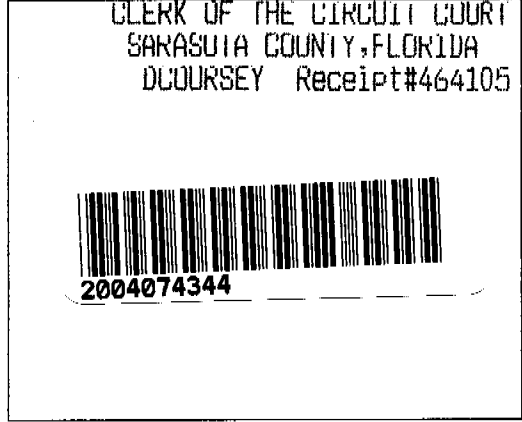
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004074344 4 PGS

2004 APR 21 04:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DL COURSEY Receipt#464105

✓ Please record and return to: (Via Inter-Office Mail)
Susan Anderson
Planning Services
1301 Cattlemen Road, Bldg. A
Sarasota, FL 34232



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

The following property, located west of Lockwood Ridge Road and 50' north of Myrtle Street in Sarasota County, Florida, owned by Csaba Bokros and Doris Bokros, and described in Ordinance No. 2003-072 attached hereto, has been rezoned to a CN (Commercial Neighborhood) zone district pursuant to Rezone Petition No. 03-31 filed by Robert Schmitt, Agent, and granted by Sarasota County on November 18 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. 2003-072, attached hereto)

B. Alan Garrett, Manager
Planning Services

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared B. Alan Garrett, Manager, Planning Services, 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 20th day of April, 2004.

Notary Public
State of Florida at Large

This instrument prepared by:
SA



Shelley E. Hamilton
MY COMMISSION # DD233335 EXPIRES
August 10, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

ORDINANCE NO. 2003-072

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.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2004 MAR 23 PM 2:27

RECEIVED

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 Rezone Petition No. 03-31, 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 Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for 0.8 acres ± from RSF-3 (Residential Single Family, 4.5 dwelling units per acre) to CN (Commercial Neighborhood) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida being west of Lockwood Ridge Road and 50' north of Myrtle Street, being more particularly described as follows;

AREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

2004 MAR 15 PM 2:37

BOARD RECORDS
FILED FOR RECORD

The east 15 feet of lots 17, 18 and 19 and all of lots 20, 21, 22, 23, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Block 11, Beverly Terrace as recorded in Plat Book 2, page 16 of the public records of Sarasota County, FL less right-of-way for Lockwood Ridge Road.

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:

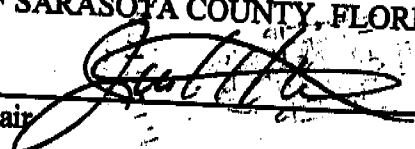
1. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat 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. There shall be one access (ingress and egress) to the subject development on Lockwood Ridge Road. Access to the subject development on Lockwood Ridge Road shall be limited to the existing right turn-in/right turn-out located 65 feet plus or minus south of the subject development's northern property line (as measured from subject development's northern property line to centerline of access).
3. There shall be no access (ingress or egress) to the subject development on Walnut Avenue.
4. The Master Surface Water Management Plans shall be consistent with the Phillippi Creek Basin Master Plan.
5. A landscape buffer, a minimum of 10' wide, shall be required along Walnut Avenue.
6. The owner of the subject parcel shall remove any existing Class "B" off-site signs for the existing use prior to the issuance of any new permits for on-site Class "A" signs.

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 18th day of November, 2003.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Chair



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 FILED
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL

SEAL THIS DATE 3-18-04
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

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004036290 4 PGS
2004 FEB 27 06:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#441040

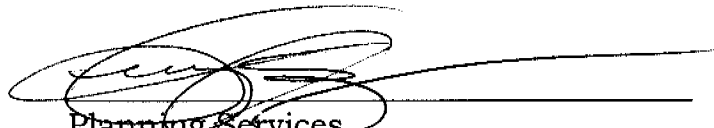


2004036290

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

The following property, located west of Lockwood Ridge Road and 50' north of Myrtle Street in Sarasota County, Florida, owned by Csaba Bokros and Doris Bokros, and described in Ordinance No. 2003-072 attached hereto, has been rezoned to a CN (Commercial Neighborhood) zone district pursuant to Rezone Petition No. 03-31 filed by Robert Schmitt, Agent, and granted by Sarasota County on November 18 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. 2003-072, attached hereto)

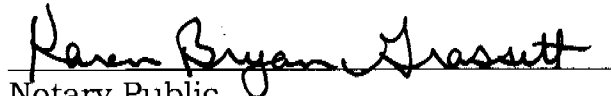


Planning Services

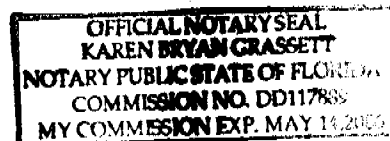
STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, 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 25th day of February, 2004.


Notary Public
State of Florida at Large

This instrument prepared by:
SA



ORDINANCE NO. 2003-072

FILED FOR RECORD
RECEIVED
DEPT. OF STATE
TALLAHASSEE, FLORIDA
FEB - 9 PM 11:55

BOARD RECORDS
FILED FOR RECORD

2004 FEB -2 PM 1:12

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

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.

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 Rezone Petition No. 03-31, 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.

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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. There shall be one access (ingress and egress) to the subject development on Lockwood Ridge Road. Access to the subject development on Lockwood Ridge Road shall be limited to the existing right turn-in/right turn-out located 65 feet plus or minus south of the subject development's northern property line (as measured from subject development's northern property line to centerline of access).
3. There shall be no access (ingress or egress) to the subject development on Walnut Avenue.
4. The Master Surface Water Management Plans shall be consistent with the Phillippi Creek Basin Master Plan.
5. A landscape buffer, a minimum of 10' wide, shall be required along Walnut Avenue.
6. The existing on-site structure shall obtain a Board of Zoning Appeals variance for substandard front and side yard setbacks or apply for and obtain a demolition permit for the existing structure.

7. The owner of the subject parcel shall remove any existing Class "B" off-site signs for the existing use prior to the issuance of any new permits for on-site Class "A" signs.

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 18th day of November, 2004. 2003

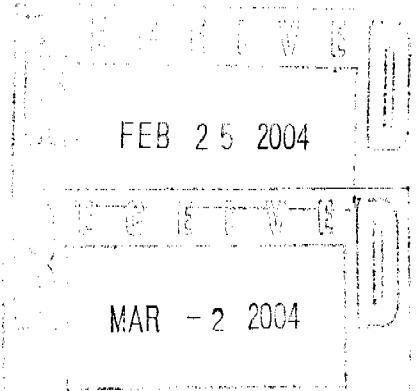
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


Chair

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



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 2/2/04
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

COUNTY OF SARASOTA, FLORIDA

Board of County Commissioners
Sarasota County Planning and Development Services Business Center

Date: February 25, 2004

MEMORANDUM TO:

Robert Schmitt
P.O. Box 20115
Bradenton, FL 34204-0115

Emergency Services, Fire Department (Jane Ross)
Environmental Services, Utilities (John Saraniero)
Environmental Services, Utilities (Robert Wright)
Health/Human Services (Rob Bolesta)
History Center (Dan Hughes)
Planning & Development Services, Code Enforcement (Jim LeGay)
Planning & Development Services, County Surveyor (Gayle Fosness)
Planning & Development Services, Land Dev. (Efrain Duque)
Planning & Development Services, Land Dev. (Mary Stephens)
Planning & Development Services, Landscape (Martha Horton)
Planning & Development Services (Steve Brown)
Planning & Development Services (Elaine Wickwire)
Planning & Development Services, Resource Protection (Paul Semenech)
Planning & Development Services, Zoning (Donna Blades)
Property Appraiser (Jim Todora)
Public Works, Stormwater (Chuck Walter)
Public Works, Transportation (Paula Wiggins)
School Board (Ken Marsh)
PLANNER: Jack Wilhelm

SUBJECT: RZ 03-31

ORDINANCE NO. 2003-072 **PID#:** 0029-14-0006 and 0029-14-0023

ACTION TAKEN ON ABOVE SUBJECT IS AS FOLLOWS:

On **November 18, 2003**, the Sarasota County Board of County Commissioners **GRANTED** Rezone Petition No. 03-31 to rezone \pm 0.8 acres located west of Lockwood Ridge Road and 50' north of Myrtle Street in Sarasota County, Florida, from District RSF-3 (Residential Single Family, 4.5 dwelling units per acre) to CN (Commercial Neighborhood) zone district with stipulations.

A copy of **Ordinance No.** 2003-072 is attached for your information.

BY: /s/Jerry Gray
Planning Services