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RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006099879 4 PGS

2006 MAY 30 06:03 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
ASAMS Receipt#791059

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

**Charge to: Planning Services**  
**Account# 51800100500489**

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



2006099879

The following property, located on the east side of Bayshore Road approximately 150 feet north of Indiana Avenue, in Sarasota County, Florida, owned by Joaquim J. Varela, and described in **Ordinance No. 2006-028** attached hereto, has been rezoned to an RSF-2 (Residential Single-Family, 3.5 units/acre) zone district pursuant to **Rezone Petition No. 05-17** filed by Scott E. Rudacille, Esq., Agent, and granted by Sarasota County on April 25, 2006, 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. 2006-028, attached hereto)

Crystal Allred, Acting Manager  
Planning Services

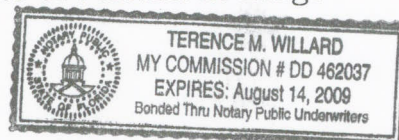
**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Crystal Allred, Acting 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 she acknowledged before me that she executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 25 day of May, 2006.

Notary Public  
State of Florida at Large

This instrument prepared by: sfc



**ORDINANCE NO. 2006-028**

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 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 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. 05-17, 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 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 Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for .298 acres  $\pm$  from District RSF-1 (Residential Single-Family, 2.5 units/acre) to District RSF-2 (Residential Single-Family, 3.5 units/acre) for the following described property located in Sarasota County, Florida:

FILED  
2006 APR 27 11 00 AM  
DEPARTMENT OF  
PLANNING AND  
COMMUNITY DEVELOPMENT  
SARASOTA COUNTY FLORIDA

1 RECEIVED

MAY 16 2006

By: Sarasota County Planning

CLERK OF COUNTY COMMISSIONERS  
SARASOTA COUNTY FLORIDA

2006 APR 27 AM 7:49

BOARD RECORDS  
FILED FOR RECORDING

The legal description of said property in Sarasota County, Florida, being: The east side of Bayshore Road, approximately 150 feet north of Indiana Avenue, being more particularly described as follows: COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF INDIAN ROAD AND THE EAST RIGHT-OF-WAY LINE OF BAY SHORE ROAD (A 20 FOOT PRIVATE ROAD); THENCE N 26°15'00"W, AND ALONG THE EAST RIGHT-OF-WAY LINE OF BAY SHORE ROAD, A DISTANCE OF 146.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 26°15'00"W 24.68 FEET TO A CONCRETE MONUMENT; THENCE N 32°45'00"W AND ALONG THE EAST RIGHT-OF-WAY LINE OF BAY SHORE ROAD, A DISTANCE OF 75.32 FEET TO A CONCRETE MONUMENT; THENCE N 87°28'00"E, A DISTANCE OF 150.00 FEET TO A CONCRETE MONUMENT; THENCE S 28°08'14"E, A DISTANCE OF 100 FEET; THENCE S 88°27'04"W, A DISTANCE OF 145.40 FEET TO THE POINT OF BEGINNING, AND LYING AND BEING IN THE SE 1/4 OF SECTION 23, TOWNSHIP 38 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:

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 25<sup>th</sup> day of April, 2006.

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

David P. Mills  
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: Paula J. Clemente  
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 CASE WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 4/27/06  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT AND EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
Paula J. Clemente  
CLERK