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Please record and return to: **(Via Inter-Office Mail)**
Susan Carleton, Administrative Coordinator
Planning Services
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236

Charge to: Planning Services
Account# 51800100500489

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

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2006120848 5 PGS
 2006 JUN 30 05:40 PM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 CBURN Receipt#802735



2006120848

The following property, located south of East Venice Avenue and 300' east of Fellsmere Road in Sarasota County, Florida, owned by Venterra Developments, Inc., and described in Ordinance No. 2006-031 attached hereto, has been rezoned to an RSF-3 (Residential Single Family, 4.5 units/acre) zone district pursuant to Rezone Petition No. 05-35 filed by Alan Garrett, Agent, and granted by Sarasota County on May 23, 2006, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

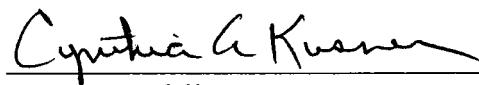
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2006-031, attached hereto)


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 29th day of June, 2006.


Notary Public
State of Florida at Large

This instrument prepared by:
sfc



Cynthia A. Kusner
Commission #DD308088
Expires: May 22, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

ORDINANCE NO. 2006-031

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.

BOARD RECORDS
FILED FOR RECORD
2006 MAY 25 PM 11:52
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. 05-35, 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 10.3 acres \pm from District OUE-1 (Open Use Estate 1 unit/ 5 acres) to District RSF-3 (Residential Single Family 4.5 units/acre) for the following described property located in Sarasota County, Florida:

FILED
2006 MAY 25 PM 2:41
CLERK OF STATE
SARASOTA COUNTY, FLORIDA

02006-031

The legal description of said property in Sarasota County, Florida being: The south of East Venice Avenue and 300' east of Fellsmere Road being more particularly described as follows:

Venice Avenue frontage:

The west 208.75 feet of the east 297.38 feet of the north 208.75 feet of tract #128, Venice Farms, recorded in Plat Book 2, Page 179, of the public records of Sarasota County, Florida.

ALSO

A part of Tract No. 128, Venice Farms; Also part of Section 11, Township. 39 S., Range. 19E.; recorded in Plat Book 2, Page 179, of the public records of Sarasota, Florida.; Those parts being more particularly described as follows: Begin at the Northeast corner of said Tract No. 128; Thence S. 00°05'29"E., along the east boundary of said Tract No. 128, 232.54 feet; Thence S.28°10'06"W., Continuing along said east boundary, 275.38 feet to the Southeast corner of said Tract No. 128; Thence S.62°59'E., along the south boundary of Tract 134, Venice Farms, 105.13 feet to the P.C. of a curve to the left; Thence Southeasterly along said curve whose radius is 2442.52 feet a chord distance of 78.25 feet to an iron pipe; Thence S. 15°41'18"W., 66.0 feet; Thence N.86°27'57" W., 399.06 feet; Thence N.0°05'29"W., 605.0 feet to the north boundary of said Tract No. 128; Thence S.89°20'48" E., 88.63 feet; Thence S. 0°05'29"E., 208.75 feet; Thence S.89°20'48"E., 208.75 feet; Thence N.0°05'29" W., 208.75 feet; Thence S.89°20'48"E., Along the north boundary said Tract No. 128, 88.63 feet to the P.O.B.; Together with that portion of vacated Gladesview Drive lying adjacent to the captioned land.

Gladesview Drive frontage:

Commence at the SE corner of Tract 134 Venice Farms; thence South 15°41'18" West along East boundary line projected of said Tract, 66.00 feet for a P.O.B.; Thence South 00°07'18" East, 550.00 feet; thence North 69°52'21" West, 422.08 feet; thence North 00°07'18" West, 550.00 feet to intersection with a curve; thence Southeasterly along said curve whose radius is 2,508.52 feet and chord is 422.08 feet and has an arc distance of 422.59 feet to P.O.B.; Situated in Section 11, Township 39 South, Range 19 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:

1. Prior to or concurrent with the development of the subject parcel, the improvements identified in Capital Improvement Program project #95773 (an additional through lane for all approaches, a second left-turn lane for the eastbound, westbound and southbound approaches, and an exclusive northbound to eastbound right-turn lane) for the intersection of Jacaranda Boulevard and Venice Avenue shall be the subject of a binding executed contract.
2. Direct access shall be limited to a right-in/right-out on Venice Avenue when Venice Avenue is widened to a four-lane divided roadway. The access restriction shall be included in the recorded plat for the subdivision.
3. Three roadway cross-connections shall be created between the subject parcel and the neighboring Sable Palm Preserve Phase One development
4. The Master Surface Water Management Plan shall be consistent with the Curry Creek Basin Master Plan.
5. A minimum 10' wide landscape buffer shall be required along East Venice Avenue. Should a structure be placed in the landscape buffer, at least 5' of the buffer shall be on the north side.

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.

By: Claudia G. Jacobs
Deputy Clerk

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 23rd day of MAY, 2006.

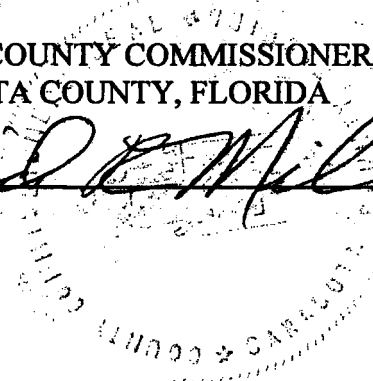
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

David R. 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.

Claudia G. Jacobs
DEPUTY CLERK



FILED
2006 MAY 30 PM 2:41
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

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 5/26/06
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY: Claudia G. Jacobs
DEPUTY CLERK