

Please record and return to: (Via Inter-Office Mail)

Susan Carleton, Administrative Coordinator

Planning Services

1660 Ringing 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 # 2006150036 5 PGS
 2006 AUG 18 05:33 PM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 CEAGLETO Receipt#819757



2006150036

The following property, located on the east side of Bliss Road, approximately 300 feet south of Proctor Road in Sarasota County, Florida, owned by John G. Riker, and described in Ordinance No. 2006-046 attached hereto, has been rezoned to an RSF-2 (Residential Single-Family, 3.5 units/acre) zone district pursuant to Rezone Petition No. 06-11 filed by Karen Mattson, Agent, and granted by Sarasota County on July 12, 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. 2006-046, attached hereto)


 Crystal Allred, Acting Manager
 Planning Services

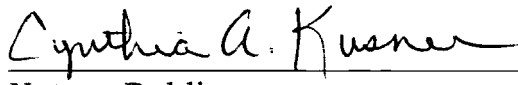
**STATE OF FLORIDA
COUNTY OF SARASOTA**

AUG 23 2006

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 17th day of ~~July~~, 2006.

August


 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. 2006-046

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. 06-11, 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 5.07 acres \pm from District OUE-1 (Open Use Estate, 1 unit/5 acres) to District RSF-2 (Residential Single-Family, 3.5 units/acre) for the following described property located in Sarasota County, Florida:

PART OF LOT NO. 5, BLOCK 1, SARASOTA VENICE COMPANY SUBDIVISION (PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF MANATEE COUNTY, PLAT BOOK A PAGE 70, PUBLIC RECORDS OF SARASOTA COUNTY) SITUATE IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND RUN THENCE SOUTH 306.33'; THENCE EAST 24.00' FOR A POINT OF BEGINNING OPPOSITE A WIRE FENCE AT THE EASTERLY RIGHT OF WAY LINE OF BLISS ROAD; THENCE ALONG SAID WIRE FENCE THE FOLLOWING COURSES; S.88°06'18"E., 203.33'; S.55°02'01"E., 58.77'; N.89°51'55"E., 394.13' TO THE EASTERLY LINE OF SAID LOT NO. 5; THENCE S.00°00'50"W. ALONG SAID EASTERLY LINE 324.28' TO THE SOUTHEAST CORNER OF SAID LOT NO. 5; THENCE S.89°44'40"W. ALONG THE SOUTH LINE OF SAID LOT NO. 5 645.44' TO SAID EASTERLY RIGHT OF WAY LINE OF BLISS ROAD; THENCE NORTH ALONG SAID RIGHT OF WAY LINE 366.64' TO THE POINT OF BEGINNING.

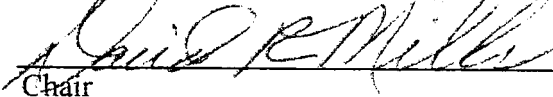
Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations 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 development of the subject parcel, Bliss Road shall be widened to two 11-foot wide travel lanes and resurfaced over the entire roadway. The improvements shall be completed between the asphalt cross section of Proctor Road and the subject parcel's access. Transition from the improved cross section to the existing pavement shall occur south of the access. The improvements shall be included in the construction plans for the proposed development.
2. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
3. The Development Concept Plan date stamped June 19, 2006, shall be binding.

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 12th day of July, 2006.

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.

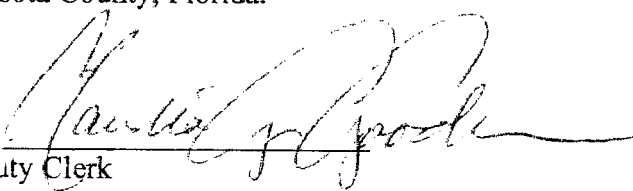
By: 
Deputy Clerk

EXHIBIT "A" REZONE PETITION NO. 06-11

