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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#873529

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

Charge to: Planning Services
Account# 51800100500489

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



The following property, located at the southeast corner of 47th Street and Greenwood Stables Road, in Sarasota County, Florida, owned by Norman E. Troyer, and described in Ordinance No. 2006-088 attached hereto, has been rezoned to a RE-1 (Residential Estate, 1 unit/2 acres) zone district pursuant to Rezone Petition No. 06-15 filed by Alan Garrett, Agent, and granted by Sarasota County on December 13, 2006, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

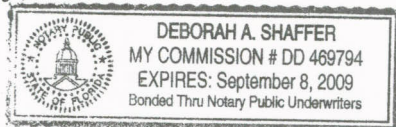
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2006-088, attached hereto)

Crystal Allred, Manager
Planning Services

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Crystal Allred, 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 16th day of January, 2007.



Notary Public
State of Florida at Large

This instrument prepared by sfc

JAN 3 2007

ORDINANCE NO. 2006 -088

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. 06-15, 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 5.2 acres \pm from District OUE-1 (Open Use Estate, 1 unit/5 acres) to District RE-1 (Residential Estate, 1 unit/2 acres) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being: Located at the southeast corner of 47th Street and Greenwood Stables road, being more particularly described as follows:

A tract of land lying in the NW ¼ of the NE ¼ of the NW ¼ of Section 11, Township 36 South, Range 18 East, being more particularly described as follows:

Commence at the North ¼ corner of Section 11, Township 36 South, Range 18 East, same being marked by a concrete county quarter-section corner monument; thence N 88°45'36" W, along the North line of Section 11, 1005.43 feet for a POINT OF BEGINNING; thence S 2°11'15" W, 660.45 feet; thence N 88°39'42" W, 345.00 feet to the West line of the NW ¼ of the NE ¼ of the NW ¼ of Section 11; thence N 0°04'54" E along said West line, 659.90 feet to the aforesaid North line of Section 11; thence S 88°45'36" E, along said North line, 369.26 feet to the Point of Beginning. Being and lying in Section 11, Township 36 South, Range 18 East, Sarasota County, Florida.

Less Right of Way for 47th Street (recorded in Road Plat Book 3, Page 30-E, Public Records of 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. If the owner splits the property from west to east, a 20' ingress/egress easement to 47th Street shall be recorded along the east side of the subject property for the exclusive use of the southerly lot. The owner of the southerly lot shall only use this easement for ingress and egress. In addition, the southerly lot shall not include the 20' easement known as Greenwood Stables Road.

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 December, 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

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 12/13/06
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT,
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: 