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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#873529

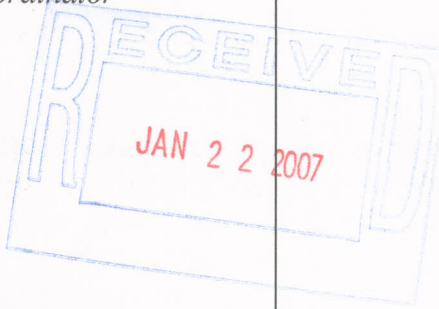
Please record and return to: **(Via Inter-Office Mail)**

Susan Carleton, Administrative Coordinator

Planning Services

1660 Ringling Blvd., 1st Fl

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 southwest corner of Bahia Vista Street and Cattlemen Road, in Sarasota County, Florida, owned by Larry Sewell, and described in Ordinance No. 2006-092 attached hereto, has been rezoned to an OPI (Office, Professional and Institutional) zone district pursuant to Rezone Petition No. 06-17 filed by Joel Freedman, Agent, and granted by Sarasota County on December 12, 2006, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

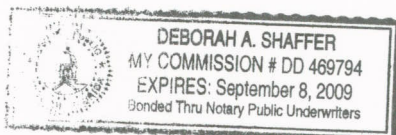
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2006-092, attached hereto)

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. 2006-092

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. 06-17, 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 0.8 acres \pm from District RSF-2 (Residential Single-Family, 3.5 units/1 acre) to District OPI (Office, Professional and Institutional) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being: located at the southwest corner of Bahia Vista Street and

Cattlemen Road and being more particularly described as follows:

THE NORTH 165 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

LESS:

THE NORTH 50 FEET THEREOF FOR ROAD RIGHT OF WAY FOR BAHIA VISTA STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 81, PAGE 148, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO LESS:

THE EAST 35 FEET THEREOF FOR ROAD RIGHT OF WAY FOR CATTLEMAN ROAD, BEING MAINTAINED RIGHT OF WAY AS SO SHOWN IN ROAD PLAT BOOK 2, PAGE 56, ET AL, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND SUBJECT TO A 15 FOOT ACCESS EASEMENT OVER THE WEST 15 FEET THEREOF.

ALSO SUBJECT TO ANY EASEMENTS OF RECORD, IF ANY.

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. Access to the subject parcel on Bahia Vista Street shall be limited to right-in/right-out turning movements only. Left turns shall be prohibited at the right-in/right-out access by a median or raised concrete traffic separator. The improvements shall be included in the Construction Plans.
2. Direct access to Cattlemen Road shall be prohibited.
3. Cross access shall be provided to the parcel adjacent to the subject property's southwest corner. The location of the cross access shall be determined prior to site and development plan approval.

4. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
5. Development shall be required to connect to central sewer and water.

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 December, 2006.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

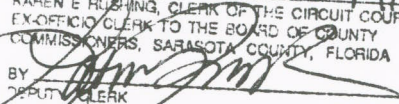

Chair

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 FILES
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL

SEAL THIS DATE December 14, 2006
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: 
DEPUTY CLERK