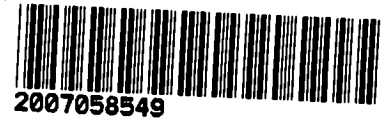


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007058549 4 PGS
2007 APR 10 05:58 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ASAMS Receipt#907258



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

Susan F. Carleton, Planning Technician

✓ 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**

The following property, located west of Cattlemen Road and 300' south of Bahia Vista Street, in Sarasota County, Florida, owned by Ethel Hamilton, and described in Ordinance No. 2007-017 attached hereto, has been rezoned to District OPI (Office, Professional and Institutional) pursuant to Rezone Petition No. 06-28 filed by Alan Garrett, Agent, and granted by Sarasota County on February 14, 2007, 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. 2007-017, 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 9th day of April, 2007.

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.

BOARD RECORDS
FILED FOR RECORD

FEB 20 PM 3:19

KATHERINE PUGH
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

ORDINANCE NO. 2007-017

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:

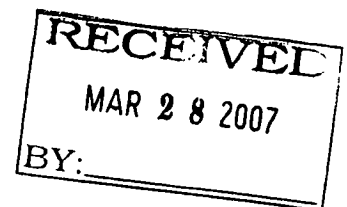
A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 06-28, requesting rezoning of the property described herein.

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 1.68 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 west of Cattlemen Road and 300' south of Bahia Vista Street and being more particularly described as follows:

Parcel #0049-02-0003

A PARCEL OF LAND BEING THE E 1/2 OF NE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 25, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, LESS N 444.75 FT THEREOF & LESS S 140 FT THEREOF LESS CATTLEMEN RD R/W AS DESCRIBED IN RPB 2 PG 56 & ORI 2000002819 ALSO SUBJECT TO FOLLOWING EASEMENTS, 6 SF STREET LIGHT EASEMENT IN ORI 2000002820 & 138 SF DRAINAGE EASEMENT IN ORI 2000002821 & 516 SF SIDEWALK EASEMENT IN ORI 2000002822 ALL TO SARASOTA COUNTY.

Parcel # 0049-02-0004

A PARCEL OF LAND BEING THE S 84.75 FT OF N 444.75 FT OF E 1/2 OF NE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 25, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY FLORIDA, LESS CATTLEMEN RD R/W AS DESCRIBED IN RPB 2 PG 56 & ORI 2000078931 ALSO SUBJECT TO 270 SF SIDEWALK & SLOPE EASEMENT TO SARASOTA COUNTY AS DESCRIBED IN ORI 2000078930.

Parcel # 0049-02-0005

COMMENCE AT THE NE CORNER OF BAHIA VISTA EAST SUBDIVISION, THENCE; S-0°-05' W 115 FT FOR THE POB; THENCE CONTINUE S 0°-05' W 195 FT; THENCE E 111.69 FT TO THE POB, BEING SITUATED IN SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A TWENTY FOOT INGRESS/EGRESS ACCESS EASEMENT CROSSING PARCEL # 0049-02-0008.

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. The developer shall provide cross access to the adjacent parcel to the north.
3. The precise location of the cross access shall be determined at the time of site and development approval.
4. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
5. Buildings constructed on the subject parcel shall not exceed one-story in height.
6. All outdoor lighting shall be attached to the eaves of buildings.

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.

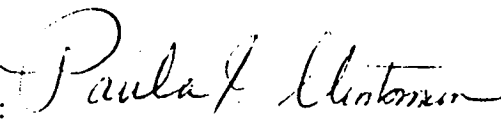
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 14th day of February, 2007

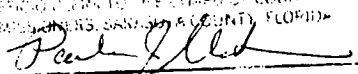
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA


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 2/20/07
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
LEADING OFFICE TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: 
DEPUTY CLERK