


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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007081485 4 PGS
2007 MAY 18 05:14 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#922501



2007081485

The following property, located on Lots 509, 510, 511, less the NW¹/₄ 533.39 feet thereof in Englewood, in Sarasota County, Florida, owned by Richard Rollo, and described in Ordinance No. 2007-014 attached hereto, has been rezoned to District GU (Government Use) pursuant to Rezone Petition No. 06-35 filed by Scott Lane, Agent, and granted by Sarasota County on April 10, 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. 2007-014, attached hereto)


Crystal Allred, Manager
Planning Services

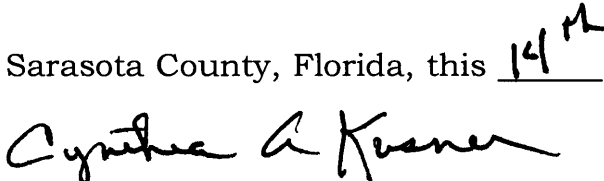
STATE OF FLORIDA
COUNTY OF SARASOTA

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 14th day of May, 2007.



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


Notary Public
State of Florida at Large

This instrument prepared by sfc

BOARD RECORDS
FILED FOR RECORD

ORDINANCE NO. 2007-014

2007 APR 16 PM 12:06

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

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.

FILED
2007 APR 18 PM 1:51
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

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. 06-35, 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 from District OUE-1 (Open Use Estate, 1 unit/5 acres) to District GU (Government Use) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being Lots 509, 510, and 511 less the NW'ly 533.39 feet thereof in Englewood and being more particularly described as follows:

Lots 509, 510 and 511, less the NW'ly 533.39 ft. of said 509, 510 and 511, ENGLEWOOD GARDENS, UNIT NO. 6, as per plat thereof recorded in Plat Book 4, Pages 74 and 75, 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. Use of the subject property shall be limited to minor utility and government office uses, as such uses are described and defined in the Zoning Regulations. The use of the northwestern 300 feet +/- of the subject parcel may also include use as a training facility for fire department training or utilities training.
2. The maximum height of any structure shall not exceed 40 feet.
3. The required building setbacks and project boundary buffers shall be as for the OPI zone district.
4. Outdoor training shall be limited to the hours of 8 a.m. to 5 p.m. Monday through Saturday. Night drills are permitted, but shall be limited to no more than ten-night drills per calendar year which will end by 10:00 p.m.
5. Prior to or concurrent with development of the subject parcel, the private road that connects to South River Road shall be widened to two 11-foot wide travel lanes and resurfaced over the entire roadway from South River Road to the subject parcel. Transition from the improved cross section shall occur southeast of the parcel's access. The improvements shall be included in the construction plans for the proposed development.
6. The Master Surface Water Management Plan shall be consistent with the Gottfried Creek and Ainger Creek Basin Master Plans.
7. Future development of the subject parcel shall be consistent with all applicable conditions of the Pine Street, Dearborn Street and South River Road Sector Plan, adopted by Ordinance No. 93-059.

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 10th day of April, 2007

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Nora Patterson
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: Paula J. Clouston
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 4/10/07
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: [Signature]
DEPUTY CLERK

